

MARINERS COVE CLUB
ANNUAL MEETING MINUTES
JANUARY 16, 2020

The meeting was called to order by Vice-President Julie Eriksson Middlekauff at 6:15 PM.

The meeting was held at the Hilton Head Public Service Community Room, 21 Oak Park Drive, Hilton Head Island, SC 29926

Present were Julie Eriksson Middlekauff, Vice President, Margo Merchant, Treasurer, Janet Miller, Member at Large, Doug Skelly, Property Manager, High Tide Associates and Mark Megliore, Director of Accounting, High Tide Associates. Other attendees were Judith and Tom Hillis, Patricia Knox, Kenneth Naudin, Mary and Robert Jackson, Donna Winter, Kathy and Dave Campbell, Terry Brubaker, Lori Graisser, Sandra McMichael and Jake Veldran.

The presence of a quorum was verified. Minutes from the 2019 Annual Meeting were approved.

Mark Megliore presented the 2019 financials and commented that overall there was a positive overview on the financial status of the Regime. However, he advised that increased costs for insurance, cable, electric, water and sewer are projected for the current year. The largest of these was the insurance increase. Due to these additional expenses, an increase in regime fees is proposed. With the increases, total regime fees change from \$20,491.07 per month to \$23,280.19 per month.

Mark further reviewed expenditures that were paid through the Capital Reserve Fund, indicating that six (6) sump pumps were installed (\$6160) and supplied with power (\$4690). An additional \$12,235.75 in reserve expenses was for roof repairs.

He indicated that an additional \$2,023.38 was being saved in operating funds for future tennis court repairs.

Doug Skelly added that Operating Expenses were higher than expected during 2019 due to necessary unplanned maintenance and repair of the pool and related equipment as well as overages in utility costs.

Margo Merchant cited the following Board accomplishments in 2019:

- updated the Rules and Regulations and ratified changes to the By Laws, which were approved by an attorney and submitted for filing with the State of South Carolina
- cleaned and organized guard house to allow more storage of bikes and Regime Christmas decor
- purchased new tennis court nets, painted posts and installed pickleball court with portable net
- added private property signs where necessary
- built a new kayak rack
- installed clip boards at both mail stations for important notices
- initiated closer cooperation on civic matters with Blue Heron Point, Windmill Harbor & Jenkins Island
- had representation at SCDOT stakeholders meetings regarding Hwy 278 Corridor Bridge Project Improvements, and assembled a committee of owners to formulate relevant questions

- successfully challenged an attempt by the Town of Hilton Head to annex Hog Island without the knowledge or consent of residents
- improved Board communication with owners through Clip Boards, E mail blasts and posting of minutes on the web site
- held timely quarterly meetings open to owners
- appointed a Dock Master to monitor boat registration and trailer ownership
- added pampas grass and fall flowers at the entrance, while maintaining plants by the fountain.
- painted pool coping and replaced aging pool equipment
- made sand bags available to owners during hurricanes
- installed sump pumps behind 500 Building

Following remarks by the Board and the Management Company; owners voted to approve the 2020 proposed Budget by a 52% majority. Lori Graisser was elected to the Board of Directors.

After a frank discussion with owners, the Board expressed interest in:

- considering raising insurance deductibles to mitigate costs
- distributing Minutes to owners by Email as well as posting on the web site
- convening a Special Meeting to explore options for Cable TV and related issues since the contract with Time-Warner expires in October of 2020.
- advising owners in a timely manner of all withdrawals from the Capital Reserve Fund
- installing a Little Library book kiosk

Additionally, owners offered the following suggestions for future consideration:

- utilizing competitive bidding for all contracts
- accepting monthly fee payments via credit card
- sending reminders to owners to monitor excessive running of toilet tanks and to report plumbing irregularities (ex. bubbling in downstairs toilet bowl when upstairs toilet is flushed)
- considering assessments in lieu of monthly fee increases

There being no further business to conduct, the meeting was adjourned at 7:42 PM.

Immediately following the Annual Meeting, the Board met in Executive Session to elect Officers for the coming year 2020. The results were:

President, Julie Eriksson Middlekauff

Vice-President, Janet Miller

Secretary, Betsy Hahn

Assistant Secretary, Lori Graisser

Treasurer, Margo Merchant