

MARINERS COVE CLUB
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 20, 2020

The ZOOM meeting was called to order at 6:06 PM by President Julie Eriksson Middlekauff.

In attendance were Doug Skelly, Property Manager, High Tide Associates, Mark Megliore, Director of Accounting, High Tide Associates, Julie Middlekauff, President, Janet Miller, Vice President, Margo Merchant, Treasurer, Lori Graisser, Assistant Secretary. Also in attendance were owners Donna Winter and Maureen Smith.

Julie Middlekauff asked for a motion to approve the BOD minutes of July 21st, 2020. Janet Miller so moved and Lori Graisser seconded the motion. All approved.

ANNOUNCEMENTS

President Julie Middlekauff announced the date of the Annual Meeting January 7, 2021. This will be a zoom meeting beginning at 6 pm. A link to the meeting will be sent to all owners from High Tide Associates closer to the date as well as a meeting reminder.

Condolences to Betsy Hahn and her family on the death of her husband Paul, a longtime resident and friend of MCC. Betsy and Paul have been wonderful stewards of the community and we will miss seeing Paul around the Cove.

FINANCIAL REPORT

Mark Megliore presented the 3rd quarter financial report.

The reserve account is up by \$3032.84. There were no reserve expenses and the MCC Reserve balance is currently \$127,882.72.

Mark noted we will need to increase the pool budget by \$10/month as the contract has gone up.

Electric, water and sewer are all over budget to date, but only slightly.

Mark noted \$59,600 was budgeted for flood insurance and the bill came in at \$65,560. He said it will be going up another 10 percent next year to approximately \$72,000. This is the federal rate. There is no other flood insurance we can go to.

Property Insurance is also going up another \$12,000 for 2021 to \$72,111. Property Insurance will be going out for bids in January 2021.

Building Maintenance and Repair is over budget. This should probably go up to about \$15,000 for the 2021 budget.

Tree trimming is over by about \$4,000.

Mark and Doug will send out a first cut by the end of October so that we can work on where to cut back if possible and save money. Everyone agrees that the reserve is not to be touched unless an emergency dictates such need. It was noted that the board always does due diligence and takes their fiduciary responsibilities seriously.

PROPERTY MANAGER REPORT

Doug Skelly noted there are many new owners that have contacted him with unit issues, but most have not been issues that are the responsibility of the regime.

The remaining 4 sump pumps in the 500 building still need to be installed. This project was delayed due to Covid-19, but can start up now.

504 had a flooding issue from the front of her unit but it was not the regime's responsibility. Her contractor had built up the property landscaping to high.

There was flooding in the back of 505 causing excessive draining onto the tennis courts. Piper plumbing researched the leak. The sump pump was working. The issue was traced to a leak in a pipe in the front of the unit by the sidewalk. It was repaired.

The pool closes on October 31. This may need to be revisited in 2021, in order to help balance the budget.

There are no pressing issues at the Dock at this time. There was a question as to why an owner had his own locked marina box at the dock. The owner has agreed to take the lock off the box for the community to use.

Doug announced that once a bucket truck is on the property for another project, he will have the last 3 palm trees trimmed in front of Unit 302. There are a couple of branches that need to be removed behind unit 505.

OLD BUSINESS

278 Corridor Project Update: Nothing new to report at this time. The plan has not been revealed to date, but there should be more information come forward at the next stakeholder meeting on 10/28. Julie Middlekauff attends these meetings with Maureen Smith as her backup. After the meeting another email will be sent to owners with the links that were sent several months ago and hopefully a plan will be announced. The SCDOT web site has detailed information regarding the project.

NEW BUSINESS

Landscaping; Julie noted that she meets with Nate from US Lawn regularly to discuss what needs to be done on the property within reason and within the budget. The Landscapers will begin trimming behind the units and overgrown brush and bushes with the cooler weather approaching.

The guard shack and mailbox areas have been soft washed. New rope has been installed at the guard shack. New flags and mailboxes have been repaired. Comments have been very favorable.

Lighting throughout the property has been addressed and is functioning. The new ones recently installed by the walkway between units 501 and 409 have been a great help to dog walkers at night.

Call for Board Nominations was discussed. The form and timeline will be mailed out to all owners by the first week in November. Two vacancies are open.

OTHER BUSINESS

There is an issue as to where contractors should park. The owners should let the contractor park in their assigned spot if they have heavy items to deliver. After the truck is unloaded, the contractor should move their truck to the overflow parking area on the left under the pine trees as you exit the property. Janet suggested we make an announcement as to this procedure at the January 2021 meeting. However as a reminder, guest spots are on a first come first serve basis, as long as the trucks are not blocking traffic, taking up multiple guest spots, or are oversized.

There is muddy run off on the tennis courts from the major pipe leak and there may be from the sump pump run off after storms. Doug will look into obtaining a hose so the area can be hosed off when this happens...he will also obtain a hose bib.

Julie asked that Doug research the power for the boxes that are laying on the ground and on the trees to the right side of the property as you exit. It would be nice to have one small led light placed there for dog walkers at night.

The guard shack is being used as bike storage for owners. The situation is that there are 18 bikes in storage at this time, and it is full to capacity. It is already almost impossible to get your bike out without moving everyone else's

bike, and several are locked together. We need to address this if it becomes a further issue. No one has complained to date.

The infrastructure and pipes are constantly deteriorating due to age. We may need an assessment as to the issues and what can be done. Increasing savings into the reserve for the deteriorating pipes was discussed. Doug explained that when there is a plumbing issue, Piper Plumbing has been coming with a machine to blow out the pipes. We are taking it one unit at a time as it happens. We are aware that an assessment would be extremely expensive.

The erosion of the water front properties was discussed. Possible solutions by owners were: Quickcrete, sandbags, some type of wall. The regime needs to look into this and make sure anything the regime takes on is not a violation of rules and regulations by FEMA. It was also noted that we reside in community living, not single dwelling homes, this is all for one, one for all situation. There will be a time soon when we need to address the erosion and plumbing and everyone will be a part of these expenses just like the sump pump installation expense to reduce the flooding in the 500 building.

Owner Donna Winter indicated she did not think she has one more year to wait and we may want to consider a temporary solution.

A motion to adjourn was made by Janet Miller at 7:22 pm and 2nd by Lori Graisser.

After the meeting had adjourned owner Donna Winter had the following questions/comments:

Over the past week, there have been no garbage bags. The regime has only had two complaints, but we were told by the supervisor that they were having trouble getting supplies from their warehouse, possibly due to Covid-19. They are not cutting out that service.

With the new cable package, the regime will be paying a minimal amount more for our new coverage which was voted on by the owners this past summer.

As a realtor, Donna notated that clients who want to get a mortgage will have trouble doing so as we do not have the standard 10 percent in the reserve. Assessment for the Insurance may be the only way to get the reserve up. Discussion took place that one way or another you are going to have to pay either monthly or at the end of the year. Discussions will be on going with this issue.

Covid-19 was discussed. Donna showed concern that someone in our community had tested positive and was ill with the virus. The board has no obligation to report this to the community due to privacy laws and the fact that we do not share common enclosed spaces such as laundry rooms, elevators or gyms. Protocol was taken by the residents and those who were at risk were informed. The idea that you can contract this from walking your dog around this person is not validated. The fact that MCC was unnecessarily alarmed and that several board members were intimidated at releasing their names was documented.