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MARINERS COVE CLUB

BOARD MEETING

MARCH 16, 2022

The Mariners Cove Club Quarterly Board Meeting was called to order at 5:06 PM by President Julie Eriksson Middlekauff. Due to continuing COVID-19 outbreaks, the meeting was held via Zoom and allowed out of town owners to participate.

In attendance:

Mark Megliore, Director of Accounting/President, High Tide Associates

Scott Connal, Property Manager, High Tide Associates

Julie Eriksson Middlekauff, President

Steve Strohmeier, Vice President

Lori Graisser, Secretary

Margo Merchant, Treasurer

Dwayne Bruns, Member at Large

MCC Owners in Attendance: Betsy Hahn, Tina Strohmeier, Sandra McMichael, Maria Sowden, Matthew Sowden, David Campbell, Donna Winter and Taja Graham.

FINANCIAL REPORT

Mark Megliore reported on numbers as of January 2022. The Capital Reserve was up to \$166,436.32.

Memorial and Landscape fund is receiving donations.

Income Expense – Administration was up a bit due to coupon book printing.

The Property tax was paid in January.

Building Maintenance and Repair (general): \$2576.40 was paid out for cleaning of the main line Unit 103.

Cable, Water and Sewer were slightly over.

Overall, everything looks good.

Mark reported that the Attorney has certified as accurate and proper the January election of Board Members as well as the passing of the budget.

LANDSCAPE REPORT

Scott reported that there are 128 palm trees on the property, approximately 25 of them are near the tennis courts and would not be trimmed at this time. That leaves about 103 to be trimmed in the front of the units, as proposed for this year. Two years ago all trees on the property were trimmed at \$30/tree. To date, Scott has received 2 estimates. One came in at \$100/tree, the

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other somewhere between \$40-\$45/tree. We will wait to hear from the third and vote on the project. The options discussed are to do just the front of the property, the back of the units next year or to do them all again this year (182 minus those trees along the perimeter of the marsh behind the tennis courts), all dependent on the quotes. We only have \$4000 budgeted. Once estimates are in and voted on, the trimming can begin within a four to six week time frame. The best time to trim the palms is in the spring according to experts. Owners will have the option to hire one of the approved vendors at their own expense to trim palms in the back of their units or wait until next year. An email will be sent to owners when the trimming is scheduled and how to go about requesting trimming the back of their units. All work must be board approved before any work can be done.

Julie reported that she and Lori have walked the property several times with Joe looking at areas needing attention. Joe is the quality control manager with US Lawn. We will have an overall site plan and a timeline and costs for you to look at soon. Julie shared a list of plants chosen according to the amount of sun and shade the areas get, and the space available for growth. We are still evaluating the overgrown shrubs and bushes that have been here forever and what it would cost and what it would take to remove or cut them back. It is not a simple answer and we need to take many things into consideration before acting on owner requests. Joe is ok with us purchasing plants from another source, but would not replace them if they die. Planting on common ground needs to be done by US Lawn, there are power and cable lines to consider. There is little money for this in the budget, so we will be taking it slow, however the goal is to fill in the barren and unattractive areas around the property and pop them with a bit of color. Any owner is more than welcome to make suggestions and ask about their surrounding unit by sending an email to Scott, and he will share it with the board. Many of you have already sent suggestions and they have all been noted for discussion with the team. Owners may want to purchase a plant or two from the selected plant list, but would still need permission on design, where to plant, and should not be trimming or pruning anything in common areas within reason. Julie prefers to continue with this plan that was put in place last year and work directly with US Lawn who is willing to help with the digging and planting as time permits at no extra charge for small areas involved. She has worked hard to establish a good rapport with the US Lawn team and does not want to jeopardize that in the beginning stages of this project. Phase I is still being completed, pulling out old and dead shrubs, trimming overgrown bushes within reason and budget, etc.

Here is a list of the suggested plants:

Azaleas, Flax Lilies, Ruby Loropetalum, sunshine or Jack frost Ligustrum, Hydrangeas, Gardenias, Hibiscus and Tea Olive for fragrance. Suggested for the Pool area – Knock Out Roses

Julie and Lori are working with Joe's software program, and showed a sample of the first design with plant material and cost. The area illustrated is at the fountain courtyard to the left

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of the mailboxes in front of the 400 building. The illustration is before and after. The cost of this planting (including mulch) is estimated at \$1650.

Margo advised that we currently have \$900 budgeted for Landscaping. We could eliminate the mulch and use pine straw to cut cost a bit. This is just a first example of what could be done to improve our curb appeal. (See attached).

278 CORRIDOR BRIDGE IMPROVEMENT UPDATE

Scott thanked Steve Strohmeier for researching the MCC plats and doing a deep dive into the property lines and land history. Scott advised that as of the March 3rd, and information coming out of the 278 bridge public meeting, the SCDOT is still fine tuning issues. Craig Winn of SCDOT did guarantee that there will be a traffic light at Windmill Harbor. The area in front of Windmill Harbor will be widened with a small traffic island. The start date for work is currently 2024. There will be a pedestrian/bike path on the bridge (on the MCC side of the bridge) after the bridge and onto 278 /the pedestrian path will cross over and be on the opposite side of 278. Steve advised that current ROW (Right of Way) is 50 feet and advised that new ROW would be increased by about 40 - 50 feet. Dimensions are approximate and based on scaling of the SCDOT drawings. There is already a 50 foot easement that the SCDOT will want to purchase. As SCDOT always indicated it does not appear that our guard house will be effected. However with the new ROW the MCC wall on the right side as one exits the community may be effected. It appears SCDOT will be purchasing approximately .65 acres of the MCC land. Scott advised that Windmill Harbour is exploring if all dug up land can be placed into a berm. MCC should explore this idea as well. We will soon be investigating and hiring an attorney to do the negotiations for MCC property.

It was advised that a causeway will not be opened up during the 278 bridge work as it is not within the scope of the project. Initially Craig Winn of SCDOT stated it was something that could be looked into.

The Board and High Tide Associates will work together to make sure all issues are addressed at every stage of this project.

NEW BUSINESS

Lori reported on ADA ramp findings. MCC currently has one ramp which allows access to all buildings and the pool. This is located between the 100 and 200 building. Lori spoke with the Code Enforcement Officer for Beaufort County. He advised that SC has no property maintenance code as to Handicap Ramps. It is a federal issue. If there is a problem, the federal government would advise the community that they have "X" amount of time to become compliant with federal law. Julie, Lori and Scott have walked the community to look for a likely spot for another ramp if one is required in the future. Scott will also have a contractor give an estimate for such a ramp. Lori advised that the enforcement officer did say that new

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buildings are required to be ADA compliant. The board will keep the community informed while evaluating the situation.

Two new Pet Waste Stations are being installed this week. As a reminder, Please pick up after your dogs.

Dock Lighting and Repair - Dwayne advised an electrician had been out and could not locate a timer for the light by the dock entrance. All wiring looked good. They replaced all bulbs that were not working and cleaned the lights. That is why they appear brighter than normal. Dwayne checked the wattage and stated the one light, which a Windmill Harbor resident complained about, was 1 foot candle above limit recommendations. Once the lens gets dusty and dirty the light will not be as bright. 2 of the bulbs on the dock are now of the low electrical use type and cost only 28 cents a day to run. The plan is to replace the bulbs with lower Watt LED that are dusk to dawn automatic.

Julie advised the pool will be opening April 1. New signs are needed or repair signage if possible. The pool furniture and deck need to be cleaned and one new umbrella purchased for the season.

Scott will contact the company that cleans the pool restrooms to have them cleaned and re-opened by April 1 and then cleaned regularly throughout the season.

The tennis court gates always seem to be open and they are hard to shut. WD40 should help. As a reminder, bicycles, scooters or skateboards and dogs are not allowed on the tennis courts.

OLD BUSINESS

Julie asked Scott to report back to the board on quotes to repaint unit numbers on the curbs and refresh all the curb paint which has been washed away due to power washing last year as well as quotes on Wood Rot Repair.

Julie asked for feed back on the new waste company and 1 pickup up per week – all feed back was positive. The company is professional, always on time and quiet. If an owner has any issue, please let Scott know.

Property Documents and Seawall Study:

Julie and Margo spent an afternoon at High Tide Associate offices, with the help of Doug Skelly who is a wealth of history and MCC knowledge, and found all property documents they were looking for including an erosion study that was done about 15 years ago. Basically the

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cost of a seawall was so expensive, it was not an option at the time. We will be looking at this again and at many other options in the very near future.

They also found a little history on MCC. It was originally a part of Honey Horn Plantation. Hogg Island got its name because farmers brought their hogs to this island to feed and were able to keep them contained.

Julie motioned to the adjourn the meeting, Lori seconded the motion, and the meeting was adjourned at 5:58pm.

The meeting was opened to Owner questions/comments. According to Robert's Rules, questions should be in reference to the business discussed at the meeting and each owner is allowed three minutes to speak.

OWNER INPUT:

It was suggested that a new estimate for some type of seawall or erosion solution is needed for those units along the intra coastal waterway and should not be put off any longer. The board assured this was being done and all options are being explored, and will be shared with owners.

Pot holes on both sides of the bridge were discussed at one point with Craig Winn at a meeting, and he informed that only those on the side of the bridge leaving the island were repaired to date. The board will reach out to him again regarding this issue.

A request to confirm the acres that the SCDOT would need to purchase : is it .65 acres of MCC land or 6.5 acres? The board will confirm this question.

It was questioned why are we looking into another handicap ramp when we already have one which should be sufficient. Although one ramp seems substandard, it was discussed and advised we are not building a ramp now, but obtaining information in case it becomes required in the future.

Financials were questioned as to why there is more money in the insurance reserve when it will not be needed to pay all of the insurance this year. The board advised that this is a reserve for a catastrophic event should a hurricane hit and could wipe out MCC. Mark and Scott will contact the Insurance Agent and report on the deductible for each unit in order for us to "stay afloat". One could look at it as an emergency fund.

The decision was made to send out the financials to owners on a monthly basis after this practice was questioned and discussed.

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It was questioned when the dead palm tree between unit 301-302 is being cut down. Scott stated he has called All Care to be put on their schedule as soon as possible.

Suggestions and discussion that perhaps some of the excess money in the Insurance reserves could be used for some of the landscaping projects, tree trimming, etc.

The board advised that we are always looking for ways to pull money from one place to another where possible.

It was suggested that nothing should be added at the fountain courtyard area until it is cleaned out, old bulbs are pulled up, etc. Also advised that the roses need more soil built up around them. US lawn continues to weed and pull out old and dead shrubs but will be informed of these projects and to check that they are on their to do list.

A suggestion was made to plant trees along the fence line by the pool to obstruct the view of the new bridge which will be visibly closer and more obvious. This is a good idea and the board will get an estimate on the project.

Owners who requested they be put on a list to have Palms trimmed behind their units at their expense:

Dwayne Bruns

Julie Eriksson Middlekauff

Donna Winter

Brad Woodruff

If you were not in attendance and want to be included on this list, please contact Scott Connal at High Tide Associates. Another email to owners will be sent regarding the date and procedure on trimming the palms.

The owner question/comment portion of the meeting ended at 6:16 PM.

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Example of Before and After Landscape Design