

MARINERS' COVE CLUB
ANNUAL OWNERS MEETING

JANUARY 07, 2021

The Mariners Cove Club Horizontal Property Regime Annual Owners' meeting was called to order at 6:10 PM by President Julie Middlekauff. Due to the Covid-19 pandemic, this year's annual Meeting was held via Zoom.

In attendance (via Zoom) 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, Betsy Hahn, Secretary, and Lori Graisser, Assistant Secretary. Also in attendance were owners Padi Knox, Jeff and Kim Mix, Maureen Smith, Dwayne and Shelly Bruns, Roger and Janet Ingram, Kenneth and Linda Naudin, Dale and Mary Jackson, Donna Winter, Dave and Kathy Campbell, Rhonda Lee, Kim Marriott, Charlie and Deb King, Michael Notartomaso, Terry Notartomaso, Sandra McMichael, Mr. and Mrs. Andrew Fath and Tim and Mindy Harris.

President Julie Middlekauff welcomed all and introduced the new owners since last year's annual meeting: Brad Woodroffe, Unit 105, Michaelleen Covido 504, Mr. and Mrs. Andrew Fath in 505 and Mindy and Tim Harris in 508.

Assistant Secretary Lori Graisser reported proof of notice of the meeting was met via the ballots sent in as well as the owners in attendance. Verification of Proxies and Quorum was met with 75.9%. Janet Miller made a motion to accept and it was seconded by Betsy Hahn.

The motion for the approval of the January 16, 2020 meeting minutes with no reading was made by Janet Miller and seconded by Margo Merchant. The motion was approved.

President Julie Middlekauff gave the report of officers noting that it was overall a good year. The Board signed a great cable contract with Spectrum saving each household an average of \$90 per month.

MCC continues to work with SCDOT to follow the progress on the 278 Corridor Improvement Project. All of the owners have been sent the links and the web site throughout the year in order to follow along with the progress, meeting notes and send comments to their team. The board set up a one on one meeting with the SCDOT team this summer and after the last stakeholders meeting, our understanding is that we can ask for things like sound buffering, landscape improvements, lighting, pathways, and improvements to our property. This might be a way for MCC to negotiate bulkheads along the Intracoastal and MCC Creek to protect us from further erosion during the construction project. Until the announcement is made as to which alternative is selected, we all need to keep our eyes and ears open. Once the plan has been awarded and/or we have the opportunity to start asking for improvements to our community, it may be smart to begin an active committee to put these thoughts on paper and present to the powers that be. This will need to be a volunteer committee, not board driven. Julie thanked Maureen Smith for being a partner at the stakeholders meetings this year. Maureen Smith commented that the project is full of "what if's".

Julie Middlekauff continues to work with US Lawn Services. During the next month bushes along the sidewalks are being addressed and cut back. Please contact HTA or a board member regarding any services beyond their scope of work.

Asst. Secretary Lori Graisser announced the Election of Directors. There were two open seats for a three year term. Incumbent Margo Merchant and Dwayne Bruns were elected to the Board of Directors with the top votes.

Unfinished Business: Treasurer Margo Merchant announced that the 2021 Budget had passed and asked that Mark Megliore review the financials. Mark reported that the unpredictable increases in flood and property insurance as well as the utilities increases is the reason for the budget increase. With the total fees going up from \$279,362.28 to 310,116.72, it is an increase of 11.1%. The monthly increase per unit calculates to approximately \$58 for the two bedroom, \$70 for the two bedroom flats, and \$72 for the three bedroom units.

Mark noted the 2021 budget line item changes as follows:

1. 4010-001: Increase in regime fees due to increased expenses.
2. 4305-001: Major increase in amounts going into the insurance reserves due to increase in insurance expenses. This is the majority of the increase. This is the money that is going out of the operating account.
3. Contractual Expenses: Note that the total contractual expenses are going from \$56,544.00 to \$56,664.00 (\$120.00 TOTAL increase for the year). This is to correct the 6080-001 Pool Contract to the \$712.00 per month that we're paying.
4. Admin & Professional: These are actually going down from \$8,765.00 to \$8,285.00. You'll note minor changes to 6520-001 Admin, 6525-001 Tax Prep, & 6540-001 Legal.
5. Maintenance & Repairs is also going down from \$20,157.28 to \$19,891.72. Note that 7010-001 is going up just a little, but 7135-001 & 7265-001 are each going down.
6. The Utilities is the other section of major increases. The total is going from \$53,076.00 to \$59,352.00.
 - A. 8010-001 Cable is increasing from \$22,212.00 to \$25,500.00 based on the actual expenses. However, keep in mind owners would have to pay a much higher individual rate if they went out on their own.
 - B. 8020-001 Electric is increasing from \$2,232.00 to \$2,700.00, based on actual expenses.
 - C. 8021-001 Palmetto Electric Pole Lights is a new category for pole lights that Palmetto Electric previously was not billing us for. It was an error on their part, but now we have to pay for them.
 - D. 8040-001 Water/Sewer is increasing from \$28,188.00 to \$28,704.00 (\$516.00 total increase), based on actual expenses.
7. 9520-003: Same as #2 above. This is the money that is going into the insurance bank account.
8. 9605-003 & 9610-003: These are the insurance expenses. Major increases, based on insurance company's 2021 estimates.

The Board has not touched the reserve funds this year and there has been no intention of using reserve funds for any operating and /or insurance expenses. The reserve fund continues to grow.

Under New Business Julie Middlekauff thanked Jack Leong and Tim Middlekauff for installing the holiday lights this year and to Dale Jackson and Jeff Mix for helping to take them down.

The Board collectively thanked outgoing board member Betsy Hahn for her invaluable contributions during her term of service. The Board also welcomed Dwayne Bruns to the team. Dwayne stated he is looking forward to working on the board to help all neighbors.

Pickleball was a success thanks to Dwayne and Shelly Bruns who organized practices during Spring and Fall.

The meeting was adjourned at 6:31 by motion from Janet Miller and seconded by Margo Merchant.

The zoom meeting was the opened to questions from owners. The Board noted concerns and suggestions and will discuss them in the upcoming months. Board members and High Tide Associates both emphasized that it is not necessary to wait until the quarterly or annual owners meetings to address questions and concerns. Mark Megliore reminded owners that High Tide Associates is available "24/7" to respond to owner's issues. It is helpful to both HTA and the BOD to have an email listing your questions. The Board welcomes suggestions and feedback at any time throughout the year.

Highlights from these discussions:

- Boat Trailers parked in the overflow center island. Issue is we still do not have the survey to know exactly where the MCC property line is in order to relocate. Records offices still closed due to Covid.
 - Would it be possible for the County or Town to post a sign on 278 WB indicating the turn off for MCC and Blue Heron Point? There is a sign going EB but none WB at the crossover.
 - It was suggested that the management company sign off on the completed projects to make sure it is done correctly before paying the contractor.
 - Question about MCC mailing address and could it be changed with the County. GPS navigates to McDonalds on the Island. It was the address prior to the current bridge being built and 278 being moved over to it. It was indicated that as to the address issue we need to change the Beaufort County Plat book. Also could the address with the Post Office be changed from Apt. to Unit?
 - It was questioned about the possibility of rezoning regarding MCC being in a flood zone. Doug indicated he could meet with Dwayne Bruns and the underwriter to explore issues.
 - A new “No Wake Zone” indicator by the units on the Intracoastal needs to be addressed. It was never replaced after the last hurricane. Doug will look into a replacement sign with the county.
 - Owners strongly requested that dog owners clean up after their pets. This is continually addressed. Critters enjoy dog waste as much as bird seed.
 - Owners also requested that owners keep their gutters free from weeds growing out of them. This type of eye sore reduces the value to our community. This has been addressed.
 - Issues regarding the budget and how the board plans for the years’ projects were questioned. It was suggested that perhaps an assessment to each owner would have been a better option to reduce regime fees. Doug Skelly stated putting it in the regime spreads it out over 12 months and that arrangement was more economical for most owners at this time. These are on- going discussions.
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