

MARINERS' COVE CLUB

BOARD MINUTES

FEBRUARY 24, 2021

The quarterly Board of Directors meeting was called to order at 5:34 PM by President Julie Eriksson Middlekauff.

New owners Steve and Tina Strohmeier were introduced.

In attendance (via Zoom) were Doug Skelly, Property Manager, High Tide Associates, Mark Megliore, Director of Accounting, High Tide Associates, Julie Eriksson Middlekauff, President, Janet Miller, Vice President, Margo Merchant, Treasurer, Lori Graisser, Secretary and Dwayne Bruns, Member at Large. Owners in attendance were Donna Winter, Maureen Smith, Shelley Bruns, Timothy and Missy Harris, Dave and Kathy Campbell, Charlie King, Padi Knox, Steve and Tina Strohmeier.

ANNOUNCEMENTS

President Julie Eriksson Middlekauff announced the following:

- The pool will open April 1st and close on October 31st. An email will follow with instructions on pool safety.
- Please identify bicycles stored in the Guard Shack with your name and unit number.
- Please also identify your kayaks, paddleboards, and trailers with your unit number. Use adhesive decals as the sun and weather tend to fade out the permanent markers.
- Boat owners must be current with registration and tax receipts sent to the Property Management Company and /or to treasurer, Margo Merchant

The green algae is once again growing on the stucco walls and is becoming unsightly. The board will get quotes for power washing. Owner Donna Winter questioned if owners were responsible to do the inside of their courtyard. Doug Skelly confirmed that the inside of the courtyards will be done by the company chosen. Doug advised in 2019 the cost was approximately \$4500. The solution used was biodegradable and plant and animal friendly. An email will go out to owners when the work is scheduled.

FINANCIAL REPORT HIGHLIGHTS

Mark Megliore advised that there was not a lot to report since the last meeting. The reserve is at \$137,188.47. Administration is slightly over budget due to beginning of year items such as coupon books, but will even out as the year progresses. Electric was just slightly over. The Operating Income is \$907.86 to the positive side.

PROPERTY MANAGERS REPORT

Doug Skelly reported on the units for sale and closings:

- 509 - \$192,500
- 406 \$369,200
- 501 is closing this Friday. New Owner is Marie Sowden.

Land Survey - the company hired to obtain the survey from the county is still unable to get into the courthouse due to Covid closing. The plan is to have our land staked so that we may move the trailers back to their original location on our property for easy access and to make sure they are within regulation of Santee Cooper easement. The area will be cleared and cleaned up when this has been determined.

Unit 501 has requested the meter and water valve be replaced. Owners that need their water valve replaced please let Doug Skelly know as soon as possible, so that we can get several done at a time. Each time this is done the water in the entire community needs to be shut off for a couple hours. Owners will be notified as soon as possible when the water is to be shut off.

OLD BUSINESS

Julie Eriksson Middlekauff advised owners that there is a Reserve Study that was done in 2013. It can be found on the High Tide Website. The Board is currently reviewing the study to prioritize items. There are numerous items and many are costly. Julie encouraged all owners to review the document as the board will be reporting our findings over the next months.

There was an Erosion Study done sometime prior to the reserve study. Doug Skelly will get copies of the study and pertinent correspondence to the board for review and the board will report back to the owners over the next months.

Dwayne Bruns reported that he had been in touch with the SC DNR regarding NO WAKE signs that are missing. He was advised that there are only 2 rangers for the state of SC. Once they are in our area they will install signs West and South of the inlet into MCC.

Signage on 278W for identifying the turn off to MCC and Blue Herron Point – we may be able to have SC DOT do something along with the bridge work, however Doug and Julie will check with the county as well.

Mailing address – 2 William Hilton Parkway takes deliveries to the McDonalds in the Middle of the Island. GPS seems to be the issue. The Post Office recognizes our address. After much discussion, it seems that the McDonalds has two addresses, 2 William Hilton Parkway and 2 Plaza Drive. Since delivery services use GPS systems such as Google, the solution could be as simple as contacting the McDonalds to remove our address from their system. Owners would like to have the word Apartment taken off of our address. Doug asked if we wanted to change our address to Blue Heron Point. All seemed to say no. The consensus seemed to be use our unit number plus Mariners Cove Club. Donna Winter suggested we need to start with the county to change the address.

NEW BUSINESS

Julie Eriksson Middlekauff reported on a new project, a Landscape Enhancement Plan. She and the Owner of US Lawn will be walking the community to formulate a plan to refresh the barren areas with native plants, easily maintained and drought resistant. The board will review the plan and budget accordingly. Owners will be informed and consulted on their units. Julie will contact Padi Knox to look at preserving the neglected plants that have a valuable root system and could be rejuvenated. Tina Stroheimer questioned whether or not owners should remove the dead shrubbery outside of units in the common area. This will be evaluated and done by the lawn maintenance company. Many of these will come back in the spring. Some will be removed and some will be replaced but uniformity needs to be implemented. Padi Knox suggested prior to starting on the plan, some of the plants should be pruned and shaped. We should maintain and protect the plants that we have. The board agrees and is working on these suggestions already.

Julie requested any owners with suggestions once we send the landscape plan out to them, please email the board.

Donna Winter questioned whether or not the irrigation by the fountain was working. She stated the pansy's needed water. Doug will check the irrigation system, but Julie is under the impression that it is working, as she has seen it come on in the early AM hours.

Donna Winter questioned if anyone had a smell in their faucets or toilets when flushing. Charlie advised his unit had it once in a while.

Charlie King stated he had gone through the budgets from 2017-2020 and we need to do business differently. People can not afford to have the HOA continue to increase as it has.

He suggested 2 people could be hired as employees and they would take care of the mowing, garbage, pool etc. If they were paid 60K it would save about 88K over 4 years. MCC would just pay for materials. There is a position called a Maintenance Engineer who would provide this type of service.

Margo Merchant advised Charlie to write up a plan with details, bio and references and send it to the board to compare to what we are spending now. According to the budget that the board has reviewed over the past years, this option did

not appear to save money. Margo Merchant asked if the Maintenance Engineer is an expert on all issues, Charlie advised – yes. Julie asked who would take care of all the accounting services, accounts receivable, payable, filing of taxes and legal fees when necessary, filing of documents with the state and county. She requested a list of all the tasks the Maintenance Engineer would provide. The board notated that they look forward to receiving this business plan and working with Charlie to understand the savings and to work together for a sound solution.

Charlie King also stated that in his opinion the garbage service at MCC is not good and not picked up regularly.

Charlie King also wanted to know if FEMA had been contacted regarding the no- flooding at MCC and the high cost of flood insurance. Dwayne Bruns said a new map is coming out in March. Once we see where MCC is on the flood zone map we can discuss further as to any options, sending a letter to FEMA etc. The Board suggested that owners research the escalating costs of flood and property insurance throughout the island and the county.

Charlie said the area under the mailboxes by the 400 building is all dirt. Every time it rains mud ends up under his cars. He wanted permission to plant Boston Ferns under the area. Charlie was asked to submit this request to the board. There may be better options to stop the runoff.

Charlie King questioned the cost of replacing the front gates. He suggested replacing the gates with a newer style that could be purchased at Home Depot for about \$200/gate, not including labor. They would not all have to be replaced at the same time. The fronts of the units will eventually look uniform. The board requests Charlie submit all plans and information to the board.

At 6:16 PM, Janet Miller Motioned to Adjourn, Margo Merchant seconded the motion and the Zoom meeting ended.