

MARINERS COVE CLUB

BOD MEETING MINUTES

APRIL 28,2021

The meeting was called to order by President Julie Eriksson-Middlekauff at 6:11 PM. The Meeting was held via Zoom.

In attendance:

Julie Eriksson -Middlekauff, President
Margo Merchant, Treasurer
Lori Graisser, Secretary
Dwayne Bruns, Member at Large
Doug Skelly, Property Manager, High Tide Associates
Mark Megliore, Director of Accounting, High Tide Associates

Other attendees: Donna Winter, Shelley Bruns, Terry Brubaker, Betsy Hahn, Dave & Kathy Campbell, Dr. McAlpine, Steve & Tina Strohmeier, Deb & Charlie King, Kim Marriott, Taja Graham.

Julie Middlekauff advised that all participants would be muted for the meeting (in the interest of limiting background noise) and after the meeting unmuted for questions.

The meeting agenda was posted on screen.

PROPERTY MANAGERS REPORT

Flood Insurance:

The new FEMA flood maps are in; you can refer to them at The Town of Hilton Head website.

MCC has been regulated to an "X" zone which is a preferable zone. However, many of the MCC decks are only 2 feet above the water line. The MCC by laws state that MCC is required to have flood insurance. Mortgage Companies require the regime carry flood insurance.

Flood Insurance is not bid out now, but controlled by the national flood program. The rate is controlled by the flood zone ratings you live in, which is determined periodically. This has happened most recently in the last month. We are awaiting the monetary results the change will have on MCC. The reduction in rate of any excess payments will be sent directly to us.

The master deed requires we have flood insurance no matter the ratings. To forgo flood insurance would require a majority vote of the owners of sixty-six & two thirds and a change to our bylaws. If there was ever a vote to drop flood insurance the owners would be basically self-insuring the property at 100% replacement value. The board is not in favor of this as an option.

All properties on the island are being worked on regarding the new flood charts. When we receive the results, you will be notified.

Land Survey:

Now that the county government offices are open, Doug was able to pick up the needed information and drop it off to the company that will be doing the survey of MCC property lines. Hopefully this will be done in the upcoming month.

When Doug picked up the plat maps, he noted that there was a space for buildings 6 and 7 which were never built. This means that if needed MCC does have land to build on.

Units on Market – Most have spent a low number of days on the market. 201 -pending, 302-closed, 406-closed, 509-closed, 402- selling.

FINANCIALS

Mark Megliore reported the reserve is up to a total of \$143,492.83.

The pool contract went from \$712 to \$755.

Property taxes were paid in March and will be paid again in December.

We are slightly over on Building Maintenance and Repair. A tear in the flashing on 106 needed repair. Piper Plumbing was needed at 303 (\$2422.24)

Electric is over by \$195.

Overall we are under budget.

Julie indicated that the board is working on the reserve study. The Board is obtaining estimates and updating costs for the projects needing attention since the 2013 reserve study was done. We will be adding into the budget \$2500/year for the ongoing plumbing issues that keep coming up due to the dated pipes.

OLD BUSINESS

Dwayne Bruns gave an update of the 278 Project. The next public meeting will be in June or July. No date set as yet. 4A seems to be the preferred option. The bridge will come over the treetops of Blue Heron Point road. MCC will go under the bridge and down a new road being built to enter and leave the area. This will be across from Windmill Harbour. At that light a right or left turn can be made. The Stoney area is getting a museum and other stops can be made to provide people with information on the historic Gullah communities.

One lane of the old bridge will be turned into a multi -use lane for walking and biking. There will also be a similar lane on 278. Still anticipate a 2024 start.

There is no funding for sound barriers or landscaping to make the bridge more aesthetically pleasing for those that live near it. SCDOT has advised the bridge will not have as many spans so we will not hear the constant banging of traffic over the joints.

Perhaps MCC will be able to use some of the concrete from the old bridge or road to use for our erosion issues.

Dwayne and Joe Patton (Blue Heron Point) are working on getting the attention of SCDOT that a 2nd route of ingress/egress is needed on the island.

No Wake Zone signs – Dwayne has advised that DNR has not yet come out.

Power Washing - Julie indicated this will start on May 19. Owners will be given time to remove items from their outdoor areas to make the cleaning easier. The solution is eco-friendly.

A schedule of when your building is to be cleaned will be posted on the mailboxes so that owners can be prepared. Please remember to leave your courtyard gates unlocked during this time period.

The board is obtaining estimates and advice on cleaning the mansards.

Landscaping - the fountain and fountain area have been power washed. New plants have been planted in that area. US Lawns is coming up with a list of drought resistant and native plants for planting in the common areas. Owners will be kept informed.

Pine Straw will be delivered and spread the first week in May, the board is sticking to the contract amounts.

NEW BUSINESS

Julie Middlekauff reported that the board is obtaining estimates for repairing and re-surfacing the tennis court area. Also, estimates for redirecting the water run off from the sump pumps at the 500 building. The water currently goes onto the tennis courts, making the cracks and surface areas worse. The water will be redirected to the grass area by the pool, the natural flow to the marsh.

After power washing the buildings, the wood in all areas will be caulked, repaired and painted.

The Board is obtaining estimates from an expert arborist on pruning the magnolia trees and any trees that are dead or leaning over rooftops to prevent damage with the hurricane season approaching.

As MCC is now lucky to have children in the community, Doug has ordered a sign to be placed at the entrance of MCC indicating – Children at Play.

Julie suggested setting up a memorial fund for landscaping which can be contributed to by friends and families of community members that pass away. A tree or bush would be planted and a staked plaque placed by the tree.

Mark Megliore indicated he could set up a new line on the balance sheet for this fund.

The meeting was adjourned at 6:42PM.

QUESTIONS/COMMENTS BY OWNERS

Steve Strohmeier asked about the pool bathroom locks. How do they get in. Pool maintenance should be leaving the bathrooms open each day, but Doug has keys to the restrooms and will be sure all get one.

New Owner Taja Graham introduced herself. She will be traveling back and forth from Indianapolis part time. Her parents will be snow birds using her unit as well. We look forward to meeting Taja in person.

Betsy Hahn questioned where the pine straw would be going and would we get more than last year. Betsy said the area between 401 and 309 did not get any pine straw last year. Julie advised we are staying withing the contract but would be sure the 401-309 area would get pine straw this year.

Donna Winter asked if the mansards be cleaned during the power washing. Best to start at the top and work their way down. Julie advised we are not sure the mansards would hold up to power washing. The board is getting a quote and information on the issue.

David Campbell questioned if the warranty was still good on the roof shingles. Doug will research the issue and determine when the warranty runs out for the mansards and shingles.

Terry Brubaker in 402 ended the meeting by saying good-by as long-time owner, and announced the good news that his long time renters are purchasing it.