

MARINER'S COVE CLUB OWNERS MEETING

AUGUST 26, 2021

Attendees: Doug Skelly – Property Manager, High Tide Associates, Mark Megliore – Director of Accounting, High Tide Associates. Board Members – Janet Miller -VP, Margo Merchant – Treasurer, Dwayne Bruns – Member at Large, Lori Graisser – Secretary. Also attending were MCC owners: Maureen Smith, Brad Woodroffe, Mary & Dale Jackson, Steve & Tina Stromeirer, Donna Winter, Padi Knox, Sandra McMichael, Shelly Bruns, Lauren Foster, Charlie King and Tasha Graham.

The meeting was called to order at 5:06 pm via Zoom

Vice President Janet Miller welcomed the new owners – Trent Malphrus in 402, Carl Sowden in 510 and Lauren Foster in 201.

There were no announcements.

Mark Megliore gave the financial report.

JUNE

The capital reserve was \$154, 903.76

Income Expense– pool was up slightly has it has been and will be each month due to an increase in the contract. Electric was slightly over. Building Maintenance and Repair was \$2052.93. Several units had small repairs.

JULY

Capital Reserve was \$156,857.89

Income Expense:

Pool over as noted above.

Janitorial was over a bit due to needed supplies.

Administration was over due to second quarter expenses.

Legal was over slightly but under for the year.

Building Maintenance and Repair: was over due to power washing, and a feeder on the pool pump broke and needed repair (\$834.61)

Electric was slightly over again as it seems to be each month.

PROPERTY MANAGERS REPORT

Douglas Skelly reported:

Property Insurance went out to bid. \$59,786 was the lowest bid for 2021-2022.

Sump Pumps have all now been completed in the 500 building. All sump pumps have been inspected and grates aligned to the areas they are in.

Punch list items are completed. The water from the sump pumps that were draining onto the tennis court area have been re-routed to drain in the grass area by the pool, then run out to the marsh.

We do not yet have the premium for the flood insurance, which is paid at the end of the year.

Maple tree in the fountain island is declining and dying due to frost. The arborist advised it can be treated for 2-3 years at a total cost of around \$800-\$900. It would likely still die and then need to be removed. \$680 to have it removed now. (The board voted to have the tree removed this year.)

Janet Miller asked if anyone who attended the 278 Bridge Meeting with SCDOT would like to summarize it. Padi Knox volunteered: The SCDOT Project Manager and engineers seemed very open and took plenty of time to answer questions from our MCC owners. The edge of the bridge will be 42 inches high instead of the current 32 inches. A noise study was done and indicated nothing needs to be done as the noise is within acceptable parameters. The bridge supports will be much further apart than they are now, thus many fewer joints. Much of the bridge construction will be done on the water from barges. There will be minimal pounding of the pylons going in, as there is new technology. The SCDOT will create egress for MCC going under the new bridge with a new road that ends at C Hendricks. There will be a light and traffic can then go right or left onto 278.

SCDOT needs to acquire more of the MCC than originally thought. They will be doing research to come up with a number to bring to us for the land in about 12 months. MCC can obtain their own evaluation and negotiate the price. MCC can also negotiate a landscaping plan to "find" the bridge. There is no money in the SCDOT bridge plan for any landscaping. Any landscaping will be done through the County. They expect all negotiations with all owners to be complete in about 18 months. Any land MCC owns that had existing use has more value than land that was purchased just to sit.

The waterway which was blocked when the bridge was built, the SCDOT is trying to reopen to some extent. They have to go through the DNR. That would make Hog Island once again an island.

No bridge supports will be directly in front of the MCC entrance but close.

Dwayne Bruns noted that the bridge will touch down around the area of Windmill Harbour's back gate.

Dwayne gave a report on the No Wake Zones that went missing after Hurricane Mathew.

The DNR did get out and looked at the MCC area. They advised that MCC does not meet the requirements to have a No Wake Zone sign. Some of the requirements are: must be less than 50 feet from a swimming area, must have a fueling area on the dock. The prior No Wake zone that was in our area was an illegal one. The DNR has no records of ever having put No Wake Zone signs in our area on the intracoastal. The DNR did give Dwayne 2 "Slow Down, you are responsible for your Wake" signs. Dwayne will take care of putting the 2 signs out.

Donna Winter suggested we just put up another illegal No Wake Zone sign as many people along the intra-coastal have done. We will try the Slow Down signs first.

There was no New Business to report on.

Margo Merchant made a motion to adjourn the meeting and the motion was seconded by Lori Grassier. The meeting ended at 5:37pm.

The floor was opened to owners for comment/questions.

1. Charlie King – recent work done on his deck was not done right. Also work done on his front gate was not done correctly. Doug indicated this was the first time he was hearing this and they could send someone out to re-check it. Charlie indicated he has checked with the Home Depot and all gates could be replaced for the amount MCC is charged for all of the repairs of the gates that are ongoing. The board will research how much the cost is to repair the gates with labor and building materials.
Dale Jackson indicated contractor had to come back 3 times for his roof repair, how much did that cost each time they came out.
2. Padi Knox questioned the final cost for the sump pumps and where did the money come from. Did it come from the reserve account? Janet Miller indicated no one had that info in front of them and someone would get back to her. We are not paying contractors until all work is done and that final bill has not yet come in.
3. Padi Knox indicated that MCC HOA fee should go down as our insurance premiums are going down. Janet Miller indicated the Board will be putting the 2022 budget together and we need to know what the flood insurance premium will be before we can reduce the HOA fees. Padi indicated that HOA money collected for insurance cannot be used for any other use.
4. Padi Knox stated the reserve study was done in 2013 and nothing on it has been done, the parking lot is not in good shape.
5. Charlie King stated that any money assessed for insurance must come back to the owners if not needed. Mark Megliore stated that Insurance money is kept in a separate bank account and only used for Insurance. If flood insurance premium comes in lower, than yes there will be a savings in the HOA fees going down. There was never a special assessment for the Insurance.
6. Padi Knox stated that in 2011, MCC owners were in the 3rd year of a 3 year assessment due to anticipated increase in insurance. \$40,000 was saved. Insurance went out for bid and 40K was saved. Where did the 40K go? Did it go into the general budget? At that point Maureen Smith stated, “this happened 10 years ago Padi, you have asked this question numerous times and it has been answered numerous times why do you continue to bring it up?” This discussion was ended.
7. Donna Winter stated that everyone should remember that if the flood premium goes down, we could be hit by a bad hurricane at any time which would make the premiums go back up.

Questions/comments ended at 5:57pm