

THE GATHERINGS
Homeowners Association Meeting
January 25, 2022

Date: January 25, 2022 **Time:** 6:03 p.m.

Board Members Present: Alec Poulin, *President* (via Phone); Adam Rosica, *Vice President*;
Rae Gunter, *Secretary*;

HTA Staff Present: Scott Connal, *Property Manager*

Owners Present: None

As a Courtesy to Others, Please Turn Off All Cell Phones during the Meeting.

ROLL CALL:

The meeting was called to order at approximately 6:03 p.m. Quorum has been met.

APPROVAL OF MINUTES FROM PREVIOUS MEETING: Minutes of the December 14, 2021 meeting including Executive Session were unanimously approved.

OLD BUSINESS:

A. Judy Hadley, President, retired. Therefore, Nicholas Poulin and Ruben Fuentes have joined the Board, and officers have been assigned, as follows:

Alec Poulin, *President*;

Adam Rosica, *Vice President*;

Rae Gunter, *Secretary*;

Ruben Fuentes, *Treasurer*;

Nicholas Poulin, *At Large* (will begin tenure at next Board meeting).

B. **Financials:** Reviewed. Since this is a new Board, outstanding questions will be directed to High Tide's accounting department.

C: Management Reports:

1. Projects: Wood Rot. Certain unit has significant wood rot. Scott will follow-up with Monarch Builders and is reviewing wood rot issues list with Bob Fry of High Tide.

2. Landscaping: Community currently paying \$4,085 per month to C&C Landscaping. Landscape Works provided quote of \$1,850. Scott will get more quotes and make sure the quotes are definitive with the services they provide.

4. Street Signs: Quote received for \$889.10 from The Sign Doctor to clean and/or paint current street signs and to install one new one. The Board unanimously agreed to do this.

5. Pool: Scott and Adam met with Francisco Layva of P. & A. Services to determine origin of leaks. He will also look in pool house as well as an area at bottom of pool that needs identification, and will give a quote to repair.

6. Insurance: All insurance policies for The Gatherings have been transferred to Lowcountry Insurance. Jeffrey Althoff, President CPCU of Lowcountry Insurance is the agent of record. This move ensures that all blocked markets will be opened and give the ability to pursue those markets if there are competitive premiums. Bringing the policies in-house gives the Board the ability to have a tangible relationship with any and all insurance matters. The Board unanimously agreed to reassign the policies.

7. ARB: One owner made request to make changes porch. They will have to provide architect's plans, building permits, etc. to Board for approval. Changes to structure may require covenant to exclude regime's responsibility for future maintenance of that area. Another owner requested a gas line be run to stove. They also will need to provide documentation as to how this will be done.

NEW BUSINESS:

1. Potential Law Suit to change Master Deed to proportionally reassign regime fees. Scott will investigate attorneys who specialize in condominium association legalities.

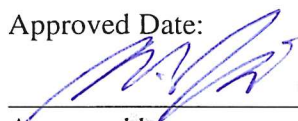
2. 114/115 Sutherland Way who are not annexed into the community should not be allowed to utilize services. This will be further discussed.

3. Internet Service: Spectrum is hesitant to make a proposal for internet service because of the existing Hargray contract. The existing contract with Hargray will be reviewed. Alec will follow up.


The next meeting will be held Tuesday, February 22, 2022.

Adjournment: Motion to adjourn Meeting at 7:23 p.m. was unanimously approved.

Approved Date:



Approved by
Alec Poulin, President



Submitted by
Gail DellaRosa, *Transcriber*