

Scott's Notes
THE GATHERINGS
Homeowners Association Meeting
July 20, 2022

Date: July 20, 2022 **Time:** 6:09 p.m.

Board Members Present: Alec Poulin, *President*;
Ruben Fuentes, *Treasurer*;
Rae Gunter, *Secretary*;
Robin Hay, *At Large*

HTA Staff Present: Scott Connal, *Property Manager*
Laloni Wikel, *Assistant Property Manager* (via phone)

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

ROLL CALL:

The meeting was called to order at approximately 6:09 p.m. Quorum has been met.

APPROVAL OF MINUTES FROM PREVIOUS MEETING: Minutes of the June 9, 2022 meeting were unanimously approved. **(Alec asked if Dawn got minutes?)**

HARGRAY PROPOSAL OF INTERNET PROGRAMS:

1. **Reviewed** Grace Kurtz' email to Alec. One question is can each home be tested? Should this be a Board decision or a community vote? Board reviewed the proposed contract. Rea asked when prices go into effect. Email to Hargray.

MANAGER REPORTS:

Financials were presented. However, Mark Megliori unable to attend meeting. Please email him with any questions.

OLD BUSINESS:

Palm Tree Quotes – Board unanimously voted to hire Pedro to do palm tree trimming for \$40/per tree providing he is licensed and insured. Scott will email quote to Alec. Request 8 Pine Burr East trim (???)

***Violations:** Scott gave report:

116 Black Watch – broken window updated

63 Black Watch Dr. – remove dish.

Ruben request to do a site inspection on all dishes and notify owners.

Alec requested polilly (politely?) contact owners with dishes that are visible and to move.

New warning – Jim renter – retired fire fighter.

Parking Boss/Security: There has been a delay in receiving materials. Scott will send PB reports to Board to see where improvements can be made. Securitas is another company who can monitor and tow illegally parked cars.

Wood Rot Update: Ruben Fuestes gave an update on repairs. Of the 85 properties needing wood rot repairs, 20 have been completed. Ruben asked if there is a budget for repairs, especially targeting deck supports which will save many dollars in the future. He also gave a report on rain diverters/gutters and how to improve. HOA is responsible for roofs. This may be prioritized due to the Low County's weather.

Delta Roofing has not performed according to their contract. They are supposed to come monthly for blowing off roofs and gutter debris removal, but have been reported to only come once in a year. Alliance Roofing being investigated as a possible replacement.

Landscape: Review current approved contract with The Landworks Group. Due to a new owner, several terms were changed.

83 Pine Burr West: Home has been sold. New owner taking occupancy in September.

70 Black Watch Construction: Building Permit Issued. Upstairs occupied and repaired. Work continues downstairs.

Pool Company: Maintenance needs improvement although DHEC approved pool condition.

NEW BUSINESS:

Scott requested to move 111 Sutherland Way to first discussion on New Business.
Via telephone, Loni gave a review of 111 Sutherland Way and its current status.

Ruben agrees we have enough documentation to tell the owner that it is the owner's responsibility.
Board members unanimously agreed to not do any more inspections. Loni will email all documentation to Bannon Law Firm.

Pool Signage: Upgrade rules to address age limits. New sign will be made to say, "Children Under 12 Must be Accompanied by an Adult." Motion made to do so and unanimously approved. DHEC sign will also have to be replaced.

Board suggested an audit of repairs previously made.

Tree Cutting: Waiting for second quote. Probably 100 trees. In another community, AllCare quoted \$40 to \$100 to clean palm trees.

Tennis Court Restoration Possibility: Proposal to half the court and use other side as a dog park.

Street Signs: Paint update. Street signs have been completed. Motion made and unanimously approved to install solar light at sign to The Gatherings from 278.

Community Speed Bumps: Discussion tabled.

Adjournment: Motion to adjourn Meeting at 8.30 p.m. was unanimously approved.

Approved Date:

Approved by
Alec Poulin, *President*

Submitted by
Gail DellaRosa, *Transcriber*