

THE GATHERINGS

BOARD OF DIRECTORS REGULAR MEETING MINUTES

Date: February 25, 2020

Time: 6:00 p.m.

Members Present: Kris Kronlein, *President*; Judy Hadley, *Vice President*; Abbey Wells, *Secretary* via phone; Ellen “Judy” Eastman, *At-Large*

Members Absent: Larry Parks, Jr., *Treasurer*

HTA Staff Present: Doug Skelly, *President, High Tide Associates*, via phone
Mark Megliore, *Director of Accounting, High Tide Associates*
Bob Fry, *Assistant Property Manager, High Tide Associates*

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

1. Call to Order

The meeting was called to order at 6:07 p.m.

2. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and The Gatherings Horizontal Property Regime Master Deed & By-Laws, the South Carolina Nonprofit Corporation Act, and the South Carolina Horizontal Property Act requirements.

3. **Approval of Agenda** – The agenda was unanimously approved.

4. **Approval of Minutes** – Minutes of the Regular Meeting held on January 28, 2020, were unanimously approved.

5. **Appearance by Members (Unit Owners)** – No Unit Owners attended.

6. Presidents Report

a) Exterior Repairs & Painting: Four (4) units have been completed so far in 2020 - 42 Wee Rd, 46 Wee Rd, 68 Black Watch Drive & 69 Black Watch Drive. Other units on the list for exterior repairs and painting for 2020 are 96 Sutherland Way, 97 Sutherland Way, 113 Sutherland Way, and 86 Tabby Trail. If funds allow, additional units will be added to the list.

b) The 2020 Annual Tree Trimming & Removal has been completed. Remainder of funds will be reserved for summer palm trimming and any emergency tree trimming and removal needed due to unforeseen tropical storms and/or hurricanes that may occur this year.

c) 68 Black Watch Drive and 70 Black Watch Drive Exterior Inspection reports with pictures have been completed.

d) Larry Parks has offered to pressure wash the pool area, and paint the interior pool bathroom. Board unanimously agreed to approve cost.

e) Hargray Internet connection will be installed at the pool on Friday, March 27, 2020, or sooner. Gates will be activated, and key cards passed out to owners the first week of April 2020.

g) Duplex-Townhouses are considered Single-Family units. This refers to both detached and attached dwellings. Classification on duplex units is given based on how the parcel is divided, not the unit. Duplex attached units only require one permit to build two units; ergo the confusion. Therefore, there are no Multi-Family homes in The Gatherings HPR. All units fall under the same guidelines as Single-Family units.

h) Delta Roofing will be contracted to install rain diverters/flashing on roofs above all skylights that do not have them, so that water is directed away from the skylight flashing and to reduce the possibility of leaks. As a reminder to unit owners, any interior damage to a unit by a skylight is the unit owners' responsibility to repair and/or claim against their HO-6 insurance. It is not the responsibility of the regime to repair any interior damage. Please refer to The Gatherings Horizontal Property Regime I Master Deed for clarification. The Board unanimously agreed to move forward with this project.

i) If critters/rodents and etc. access a unit from underneath the home and do damage, it is the unit owner's responsibility to call a critter management company for critter removal and repairs. Unit Owners should be vigilant about taking steps to safeguarding their units against critter access.

j) The Gatherings has acquired the annexation rights to annex 97 Sutherland Way into The Gatherings HPR I officially. The current unit owners of 97 Sutherland Way have agreed to be annexed into the regime, and final paperwork will be signed this week. The unit owner of 114/115 Sutherland Way several years ago tried to acquire the annexation rights for 97 Sutherland Way to justify their units' position of not being a part of The Gatherings HPR, but was unsuccessful. Beaufort County Code Enforcement continues to inspect 114/115 Sutherland Way for any violations.

7. Unfinished Business

- a) Rental Property inspections will continue as needed.
- b) Inventory of satellite dishes in progress.
- c) Deck Painting & Repairs for 2020 are in progress.

8. New Business

None

9. Announcements

Next Board Meeting will be Tuesday, March 24, 2020 at 6:00 p.m.

10. Adjournment

A motion was made, seconded and unanimously approved to adjourn the meeting. The meeting adjourned at 7:50 p.m.

Approved Date: **March 24, 2020**

Approved by
Kris Kronlein, *Board President*

Submitted by
Gail DellaRosa