

# THE GATHERINGS

## BOARD OF DIRECTORS REGULAR MEETING MINUTES

**Date:** May 26, 2020                      **Time:** 6:00 p.m.

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

**Members Absent:** None

**HTA Staff Present:** Doug Skelly, *President, High Tide Associates*, via phone  
Mark Megliore, *Director of Accounting, High Tide Associates*

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

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### 1. Call to Order

The meeting was called to order at 6:01 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 March 24, 2020, were unanimously approved.

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

### 6. Unfinished Business

Water and Sewer Issues within the community continue. There is a sink hole between 70 Black Watch Drive and 72 Tabby Trail that is being watched. BJWSA will always be contacted first before calling a plumber for repairs in the common areas.

Fallen Bradford Pear Tree: This is not the first to fall. Board unanimously voted to have compromised Bradford Pear Trees removed for safety reason for our residents and their homes. Bradford Pear Trees older than 25 years are known to have a weak body structure and tend to break apart.

Termite Bonds/Warranties: Unit Owner responsibility. HH Exterminators may or may not write termite bonds or CL-100 reports for The Gatherings any longer. Orkin (better coverage) and Palmetto Exterminators will still write Termite Bonds. An email will be sent to Unit Owners recommending that they get a warranty/bond on their unit if they currently do not have one, as termite activity is predicted to be very substantial this year.

Sound Barrier Wall: Beaufort County has refused to finish the wall. By giving the County an easement to stormwater pipes at the end of Salt Marsh Drive, the county negated their obligation to finish the wall. There are/were \$70,000 worth of wall panels in storage with Beaufort County which

were to complete the sound barrier wall between The Gatherings and the Bluffton Parkway flyover. Attorney suggested going back to County to see if they will reconsider by using stored panels and share the wall installation expense. Board unanimously agreed to ask attorney to proceed.

Lagoon Fishing and Trespassing: Non-residents/guests who were fishing hooked two small alligators on line and were tossing them around. Board unanimously agreed to allow residents only to fish, but they must obtain fishing licenses per SCDNR rules. Signs will be added around the lagoons stating “Resident Fishing Only – Catch and Release.”

Shoreline Lagoon Conditions: The large lagoon shoreline is being breached and eroding in several areas. Board unanimously agreed to move forward in finding a solution to correcting the shoreline conditions.

Reviewed Les Pendens Summons filed against Boatwright who is Original Unit Owner of 114/115 Sutherland Way, and Simpson/Moll Partners, current Unit Owners: The property is, in fact, part of The Gatherings. Owner has not been paying regime fees for 18 years as he insisted it was not part of the regime, even though it sits directly in the middle of the community. Documentation signed October 1, 1998, proves property is part of The Gatherings. Simpson/Moll wants to sell property to The Gatherings for full asking price. “No,” is the answer. The Gatherings attorney has 30 days to respond to their answer and counterclaim which was filed on May 12, 2020.

Raccoons and Other Critter Infestations: Residents should call Animal Control if a raccoon is behaving abnormally. If a raccoon or other critter enters the unit, it is the Unit Owners responsibility unless it enters through the roof, eaves, soffit, or gable – at which time it becomes the regimes responsibility.

## **7. New Business**

### Minor changes to Pool Rules & Regulations:

- SCDHEC regulations state alcohol is not permitted in pool areas. Signs at each gate entrance will be put up stating “No Alcohol Beverages or Smoking Beyond this point.” Smoking will be permitted outside the gates and pool area only.
- Amend rule to add: “No food or Deck Chairs allowed within the Pool.” Food allowed on Deck areas only.
- Amend rule to add: that people must clean-up after themselves when leaving the pool area.

Pool access key cards and fobs are not to be loaned out to other residents, guests or visitors.

### Fines for Pool violations will be as follows:

- 1<sup>st</sup> violation warning and lose pool access for 7 days;
- 2<sup>nd</sup> violation \$100 fine and lose pool access for 14 days;
- 3<sup>rd</sup> violation, lose pool access for the season, \$100 fine.

Board unanimously voted to approve the above changes and additions to the Pool Rules & Regulations.

**8. Announcements**

Next Board Meeting will be Tuesday, June 23, 2020 at 6:00 p.m. with Executive Session to be held from 6:15-7:00pm.

**9. Adjournment**

Board unanimously agreed to adjourn at 7:45 p.m.

Approved Date: **June 23, 2020**

*Kris Kronlein*

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Approved by  
Kris Kronlein, *Board President*

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Submitted by  
Gail DellaRosa