

THE GATHERINGS

BOARD OF DIRECTORS REGULAR MEETING MINUTES

Date: July 28, 2020 **Time:** 6:00 p.m.

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

Members Absent: None

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

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 6:03 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 June 23, 2020, were unanimously approved.

5. Appearance by Members (Unit Owners) – No Attendees

6. Unfinished Business

a. Monthly/Annual Regime Fee Breakdown & Review to see where monies can be saved:

At this time money spent per each line item listed for Common/Limited Common expenses are in line. There really are no areas in which the regime is overpaying. The biggest expense and where the largest portion of the monthly regime fee pays for is the Master Deed Insurance which is 29% of the budget. Insurance carriers will be shopped early January 2021 before renewal dates on policies come due on March 15, 2021. (Current Regime Fee Breakdown sheet attached.)

b. Skylight Replacement and Future Replacement on Specific Units Only:

Different types of skylights were discussed; however, regime is not responsible for skylight replacement. Doug Skelly said regime is responsible for flashing only to the curb of the skylight. Unit Owner is responsible for the curb mount and glass that sits on the curb. Since most skylights have previously been replaced by the regime, specific units that have the original skylight, for example 51 Salt Marsh Drive, the skylight will be replaced with a Velux Fixed Curb Mounted skylight. All other skylights having been replaced previously will henceforth be the Unit Owner responsibility to maintain, repair and replace if needed.

7. New Business

a. Entrance Gate/Camera Discussion: Gates are notoriously temperamental and have a high maintenance cost. A suggestion was to perhaps install a camera that would record license plates of vehicles as they enter the community for verification. Before any action can take place, the results of the Reserve Study need to be reviewed before any action is taken.

b. Master Deed Recorded Plats/Plots Indicating Common and Limited Common areas for Cottage Units: Review of the recorded *Master Deed Plat/Plots 33/83* for the Cottage Units, and *South Carolina Horizontal Property Act, Section 27-31-110 on Plot plan and building plan*, shows that many of the rear decks on the Cottage Units are not original construction and not recorded as Common or Limited Common areas of The Gatherings Horizontal Property Regime, which do not fall under the maintenance, repair, or replacement responsibility of the regime, and as such moving forward the regime will no longer be responsible for the maintenance, repair or upkeep of these areas.

c. Tree Replacement of Damaged Bradford Pear in front of 54 Pine Burr Rd. West that was Removed: Board unanimously agreed to plant a Japanese “Bloodgood” Red Maple tree in its place.

d. Motorcycle Parking Rules & Regulations.

Board unanimously agreed that motorcycles must have:

- A Muffler,
- Parking Permit affixed to motorcycle, and
- A Black Rubber Mat to park on in designated parking areas.

Motorcycles may not park on any grass, sidewalks or deck areas.

Motorcycles and any other vehicle leaking oil and other fluids will receive a warning and then have 7-days to clean-up the fluids left by their vehicle on Common Property, and repair the vehicle so that it does not further leak fluids before fines are imposed. Fines imposed will 1st be a warning, 2nd, 3rd and subsequent violations increasing fines will be imposed. This will be added to the Rules & Regulations for the next filing with Beaufort County Register of Deed (ROD).

8. Announcements

Next regular meeting to be held Tuesday, August 25, 2020 at 6:00 p.m. with Executive Session to be held from 6:15-7:00 p.m.

9. Adjournment

Board unanimously agreed to adjourn meeting at 8:29 p.m.

Approved Date: **August 26, 2020**

Kris Kronlein

Approved by
Kris Kronlein, *Board President*

Submitted by
Gail DellaRosa

The Gatherings

2020 Monthly Regime Fee Breakdown

What your monthly regime fee pays for:

Master Deed Common/Limited Common Insurance	121.84
Lagoon/Pond Maintenance Contract	1.59
Landscape Maintenance Contract	40.00
Property Management Contract	23.70
Pest Control Contract (Exterior Areas Only)	4.73
Pool Service Contract & Pool Maintenance	17.58
Refuse Contract	12.60
Security/Safety Contract	4.66
Administrative & Professional Expenses	13.43
Landscape Tree Trimming, Pruning & Removal Projects	17.48
Roof Cleaning Maintenance	5.10
Exterior Building Repairs & Maintenance	104.91*
10% for Insurance Deductibles & Property Reserves	42.40**
Common & Pool Utilities (Electric & Water)	13.98
Total:	\$424.00

*Annually, the maximum amount the regime has to spend per unit on repairs is \$1258.92. This is not enough money, considering this would also include setting money aside for a new roof, major exterior repairs and painting to a unit. Several units in the community have had several thousands of dollars in repairs completed to them over the last 10-years by previous Boards, by which money was taken from other units allocated repair amount to fund repairs. The current Board is working to equalize money spent on each unit. To know how much money has been spend on your unit since 2010, please see the attached spreadsheets. If any Unit Owner would like copies of the invoices pertaining to your unit's repairs, please contact High Tide Associates.

**Properly maintaining the Reserve Fund is important. Even if the HOA has an adequately funded reserve fund now, it must ensure that it stays that way. Experts say in order to avoid angering homeowners with frequent, modest raises to periodic dues (as is commonly needed to keep up with increased maintenance costs), HOAs have been known to dip into the reserves for regular, ongoing expenses. Of course, if expenses continue to rise, and the dues stay the same, the HOA's ongoing use of the reserve fund money will eventually leave the fund empty and the HOA unable to meet its repair and replacement obligations. The Gatherings monthly assessment fee has remained the same for the past 8-years, this is a major problem because as the cost of repairs have gone up, the monthly assessment has not gone up to off-set the increase in costs. Currently The Gatherings is under funding its 'Reserve Fund' as typically money placed in the Reserve Fund should be between 25% and 40% of monthly/annual fees.

What the Experts say is a Reasonable Reserve Contribution:

The bare minimum is 10%; fall below that level, and lenders will start black-listing you. For most associations, the reality is that they must consistently contribute between 15 and 40% of their dues to their reserve fund. The average contribution percentage is around 25 percent. Those with reserve contribution rates of 10% or less can expect special assessments in the future. (Also, if your residents can't afford to contribute 15-40% of their dues to your HOA reserves, they sure as heck can't afford a major special assessment.)