

THE GATHERINGS

BOARD OF DIRECTORS REGULAR MEETING MINUTES

Date: August 25, 2020

Time: 6:00 P.M.

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

HTA Staff Present: Doug Skelly, *President* (via conference call)
Bob Fry, *Assistant Property Manager* (via conference call)
Mark Megliore, *Director of Accounting* (via conference call)

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 6:05 p.m. at 1 Town Center Court, Conference Room #4, Hilton Head Island, SC 29928

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, The Gatherings Horizontal Property Regime Master Deed & By-Laws, the South Carolina Non-profit Corporation Act and the South Carolina Horizontal Property Act requirements.

3. Approval of Agenda: The agenda for today's meeting was unanimously approved.

4. Approval of Minutes: The minutes of the Regular Meeting held on July 28, 2020, were unanimously approved.

5. Appearance by Unit Owners: None

6. Executive Session:

a. Landscape Scope of Work Changes Finalized:

Kris will meet with C&C Landscaping Unlimited LLC to review the landscape maintenance program. (Changes were discussed with Board; e.g. decks will no longer be blown off, changes in mowing schedule, edging, etc.) Because many owners have planted in Common areas and then abandoned them, guidelines are being set up to make properties more uniform. Any deviations require permission and approval from the Board in writing. A Landscape Committee will be formed to be led by Larry Parks. A tree trimming committee may also be formed or combined with the Landscaping Committee. An email will be sent to unit owners for volunteers to be on the committee. Board unanimously agreed to wait until Spring 2021 to decide on whether or not to replace the Bradford Pear that was removed in front of 54 Pine Burr Rd West with the Japanese Maple tree.

b. Work Order Requests – Timeline and Possible Form Implementation:

A form will be created for work order requests from owners which can then be emailed to a specific address at HTA. This should streamline repair requests. The Board unanimously agreed to move forward with this.

7. Unfinished Business: Open session. No attendees.

a. Insurance Appraisal status and next steps:

Revisions were sent to insurance company to correct property information in policy. Each Board member should have a full working knowledge of the Master Deed and how to research answering questions including the Rules & Regulations. New coverage and costs will be investigated prior to current policy expiration.

b. Reserve Study Status and Next Steps: Association Analysis from Atlanta, GA representative is scheduled to meet with HTA and several Board members at the property entrance on Thursday, August 27, 2020.

c. Cable Options: Due to limited community funds, further cable and fiber optics options will be explored.

d. Major Exterior Repairs & Painting Completed in 2020 so far this Year:

2 units on Black Watch Drive

1 unit on Salt Marsh Drive

6 units on Sutherland Way

2 units on Tabby Trail

3 units on Wee Road

Major Deck repairs to units on Pine Burr East & Pine Burr West in progress

8. New Business:

None

9. Announcements:

Next regular meeting to be held Tuesday, September 22, 2020 at 6:00 p.m. with Executive Session being held from 6:15-7:00 p.m.

11. Adjournment:

Board unanimously agreed to adjourn meeting at 9:03 p.m.

Approved Date: **September 29, 2020**

Kris Kronlein

Approved by
Kris Kronlein, *Board President*

Submitted by
Gail DellaRosa