

# THE GATHERINGS

## BOARD OF DIRECTORS REGULAR MEETING MINUTES

**Date:** September 29, 2020

**Time:** 6:00 P.M.

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

**Members Absent:** Judy Hadley, *Vice President*

**HTA Staff Present:** Doug Skelly, *President*; Mark Megliore, *Director of Accounting*  
(**Due to COVID-19 concerns, meeting was conducted via Zoom**)

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**1. Call to Order:** The meeting was called to order at 6:02 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, 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 August 25, 2020, were unanimously approved.

**5. Appearance by Unit Owners:** None

**6. Executive Session:**

a. Reserve Study Results:

Study should be completed within 2 weeks and will be discussed at the October 2020 meeting.

b. Discussed Existing Hargray Contract:

Unbeknownst to the current majority Board of Directors, a 10-year contract had been signed on March 11, 2010, which automatically renewed on March 11, 2020 for another 5-year term with Hargray. In order to have cancelled the contract renewal, The Gatherings would have had to notify Hargray 6-months prior to March 11, 2020 to cancel. At the 10<sup>th</sup> year in the contract a revenue sharing payment is sent to The Gatherings from Hargray quarterly, instead of being applied to the initial \$10,300 contract signing bonus that was received. Per the contract, a revenue sharing statement should have been sent quarterly during the first 10-year period. The Gatherings has not received any of accrual money statements. The Associations attorney is looking into being able to cancel the current contract. This situation means that any negotiations of bringing Spectrum into the community will have to be put on hold until this is resolved. The previous President of the Board of Directors, nor the Hargray representative was forthright in disclosing that the Hargray contract existed.

## 7. Unfinished Business:

1. Code Enforcement Status - To date, no one has been hired to fill the Code Enforcement position at High Tide Associates.
2. Sound Barrier Wall Status - Tabled until next meeting.
3. Pool/Tennis Court Retaining Wall Estimates - Two estimates have been received, waiting for a third.

## 8. New Business:

### a. Security Cameras Rules & Regulations:

Board unanimously agreed to add definitive instructions to Rule & Regulations regarding unit owners installing security cameras. Association attorney will review prior to sending out to Unit Owners and amending the current Rules & Regulations.

### b. Sewer Line Repair Responsibility:

- BJWSA is responsibility for lines leading up to meter.
- From meter to house, regime is responsible, unless sewer line is clogged due to resident(s) negligence.
- Once lines are under the unit, they are unit owner responsibility.

Some sewer line issues arise due to residents flushing non-flushable items down line. If blockage occurs due to this, the unit owner will be responsible for the repairs to the sewer line.

### c. Annual Meeting Agenda & Packet Mailer

Discussed items to include in Annual Meeting Packet to be sent to Unit Owners.

## 9. Announcements:

Next regular meeting to be held Tuesday, October 27, 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 6:51 p.m.

Approved Date: **October 27, 2020**

*Kris Kronlein*

Approved by  
Kris Kronlein, *Board President*

Submitted by  
Gail DellaRosa