

THE GATHERINGS
Homeowners' Association
2020 ANNUAL MEETING OF THE MEMBERS

Date: Saturday, November 14, 2020 **Time:** 9:00 a.m.

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

Unit Owners Present: 111 Sutherland Way, 113 Sutherland Way

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

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

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.

1. Call to Order at 9:10 a.m.

2. Proof-of-Notice of Annual Meeting

3. Verification of Proxies and Quorum

The meeting was called to order at 9:10 a.m. at 55 New Orleans Road, Hilton Head Island, SC 29928. As evidenced by those present (Board Members and proper materials that were received), there were not enough voting members to constitute a quorum.

A minimum of 51% of Unit Owners must submit proxies to meet the minimum quorum percentage for the Annual Meeting to proceed. Because the quorum was not met, the Annual Meeting was adjourned and held over until 9:30 a.m. by which 25% of Unit Owners' proxies were needed to conduct business. The meeting proceeded at 9:30 a.m.

4. Approval of Minutes

There were no questions or additions to the Annual Meeting Minutes that was held on November 9, 2019 and the Special Meeting held on January 11, 2020. The minutes were unanimously approved.

5. Unfinished Business

Voting Results for Amendments #1, #2 and #3 – A total of 74 Proxy Ballots were received.

Amendment #1 Passed (69 votes in favor and 5 against) to assign parking spaces for Cottage and Duplex-Townhomes to become Limited Common Space. This is no different than the raised 2-story homes having driveways which are Limited Common Space as well. The amendment legalizes the assigned parking spaces that currently exist.

Amendment #2 Passed (74 votes in favor and 0 against) pertaining to Board of Directors Code of Conduct and removal if in violation.

Amendment #3 Passed (70 votes in favor and 4 votes against) to change the Annual Meeting date from the 2nd Friday of November at 11:00 a.m. to the 2nd Saturday of November at 9:00 a.m. This passage is more of a formality as the Annual Meeting for several years has been held on a Saturday. It prevents the Board from holding a meeting on the Saturday before/after Thanksgiving when many Unit Owners would not be able to participate.

6. New Business

a. Directors' Report & Announcements

1. 114 & 115 Sutherland Way has maintained they are not legally part of community. They are, in fact, part of the community and are required to pay regime fees and conform to all community rules and regulations. Because they have not paid regime fees for over 20-years and are not following the community rules & regulations, litigation has been brought against the Unit Owners to recover costs and losses owned to the regime.
2. Several parcels have not been titled properly within The Gatherings. They are, however, by court order being corrected so there will be no future issues for the regime or individual Unit Owners.
3. Mailboxes have been replaced and new keys issued.
4. There is a new gate entry system for the Pool which has significantly eliminated vandalism and outside intruders that existed before.
5. There has been significant Tree Removal and Landscape clean-up in The Gatherings. Examples include: 66-68-69-70 sidewalk replacement and Common area landscaping; 4-way stop entrance area; and vacant lots clean-up to reduce rodent and snake activity. Removal of several Pine trees behind units on Pine Burr Rd East were completed.
6. New Entrance Sign for The Gatherings installed.
7. Exterior Painting and Repairs in 2019-2020 - Total completed to date is 17 units, ten (10) of which were completed thus far in 2020. Four (4) of the eight (8) Duplex-Townhouse units are being resided for a total of 21 Units.

8. Decks repaired and painted in 2020 are 31. Total completed in last 2 years is 50. Per Master Deed As-built Survey & Recorded Plat 33-83, regime is not responsible for rear deck maintenance of 20 Cottage Style Units. Some of these units currently do not have rear decks. Others at some point added rear decks, but they are not part of original construction. Therefore, regime is not responsible for their upkeep. If you are curious if your unit is one of those that the regime is not responsible for, please refer to Plat 33-83 or contact Bob Fry at High Tide Associates.

9. Siding replacement of the duplex townhomes has begun.

10. A Design Review Committee application form has been implemented regarding security cameras to maintain individual privacy. The form can be obtained online from High Tide Associates.

11. A stone retaining wall is being stalled by the pool.

b. Reserve Study Results

Shows the viability of the community, community assets and maintaining Common and Limited Common Areas and projections for the future. A copy of the study will be sent to each unit owner.

c. Finances

1. We have been working to save money for insurance deductibles, large community projects and viability of the community. As of December 2017 assets were \$290,000; September 2018 assets were at \$306,000; and in September 2019 assets were at \$424,000. We are making progress, and by the end of 2020 we should have over \$450,000. The goal is to save for major projects for the community rather than implement Special Assessment Fees.

2. Major projects being planned are: redoing roads & stormwater drainage issues; pool re-plastering; pool deck resurfacing; pool fencing; tennis/basketball area resurfaced with some upgrades; lagoon maintenance; road signs repaired and upgraded; landscape cleanup; ongoing tree removal; and Salt Marsh Drive traffic study.

3. Salt Marsh Drive belongs to The Gatherings. However, Bridge Center currently has a 20-year easement which renews every 5-10 years. They are responsible for 25% of repairs. The Gatherings is working with Beaufort County to see how the county can help with costs of maintenance and repairs.

d. Regime Fees

It has been 8-years since there was an increase in regime fees. Due to overall rising costs, the regime fee is being increased by 8% to \$458.00 per month.

Questions:

Q. Can insurance for pest control and homeowners' insurance be individual instead of insuring entire complex as a whole?

A. A change is being investigated where each Unit Owner would ensure their own units like a single-family home vs. an HO6 Condo policy. Interior pest control and termite bonds are the responsibility of each Unit Owner.

Q. My sliding glass door dips in the middle.

A. According to the Master Deed, doors are the responsibility of the Unit Owner.

8. Adjournment: The Board unanimously agreed to adjourn the Annual Meeting at 9:56 a.m.

Approved Date:

Approved by
Board President

Submitted by
Gail DellaRosa