

THE GATHERINGS
Homeowners' Association
Board of Directors
REGULAR MEETING MINUTES

Date: May 25, 2021 **Time:** 6:00 P.M.

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

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

1. Call to Order: The meeting was called to order at 6:06 p.m. at The Offices of High Tide Associates, 55 New Orleans Road, 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 April 27, 2021, were unanimously approved.

5. Appearance by Unit Owners: Unit Owner of 79 Pine Burr Rd West

6. Executive Session

7. Unfinished Business: Open Session began at 6:49 p.m.

a. Pet Registration and Doggy Poop DNA Implementation. Next Steps and Timeline:

Many Unit Owners have submitted complaints to High Tide Associates, that dog waste is becoming worse. DNA implementation does not seem feasible as it is too difficult to maintain. However, Dog Registration will continue to follow Beaufort County ordinances. This will be reiterated in Rules & Regulations. Board unanimously agreed to above.

b. Deck Repairs, Siding Replacement, and Painting Statuses:

- Due to increased materials (lumber costs up 150%), labor costs, etc., the community is under-budgeted for major repairs. Temporarily, no major repairs will be done unless they are a safety issue. Regime fees do not nearly cover existing costs.

- If needed and to protect the Association, Be Assured Home Inspections has been hired to do full exterior inspections identifying any exterior safety issues and any other exterior issues that may contribute to further damage. Inspections of two (2) units have taken place due to ongoing complaints by Unit Owners. No exterior safety issues were identified, nor any exterior issues that would contribute to further damage.
- Unfinished Duplex-Townhouse Work:
Near completion; however, some materials have been delayed in delivery due to Covid-19. Monarch Homes has been a major disappointment with follow-up and getting the project completed. Monarch Homes will not be used in the future for any other exterior projects within The Gatherings community.
- 17 Salt Marsh Drive – The exterior siding will need to be replaced and/or painted.

c. Insurance Costs continue to rise – High Tide Associates will continue to search for better rates.

8. New Business:

a. Rules and Regulations Consistently in Violation:

1. Planting in Common Areas is NOT allowed without Board approval.
2. Bicycles must be stored in garages, or decks for those units with no garage, they are not to be stored on Common areas.
3. Dog Waste MUST be picked-up at the time of the incident.
4. Carpet (indoor & outdoor) is NOT allowed on decks.
5. Trash Receptacles NOT being stored properly after trash and recycling pick-up will be fined.
6. Toys, Bikes, Scooters, etc. being left in Common areas overnight or for several days, will be picked-up and disposed of without notice to the owner.

b. Possible Fence Areas – Request for a ‘Privacy Fence’ along The Gatherings property line between the Bluffton Flyover and 26-27 Salt Marsh Drive. White vinyl fence pricing will be investigated.

c. Drainage ditches will be cleaned and installed to help with flooding along the west side of The Gatherings community bordering the commercial properties.

9. Announcements:

Next Board of Directors Regular Meeting will be held on Tuesday, June 22, 2021, at 6:00 p.m. at High Tide Associates.

11. Adjournment:

Board unanimously agreed to adjourn meeting at 8:19 p.m.

Approved Date: **June 22, 2021**

Approved by
Kris Kronlein, *Board President*

Submitted by
Gail DellaRosa