

MARINERS COVE CLUB
Horizontal Property Regime
Board Meeting – Thursday, September 25, 2025

Board of Directors: Tim Harris, *Vice President, Acting Treasurer*
Lisa Plowden, *Director at Large*
Betsy Hahn, *Director at Large*

Owner: Patti Knox Attending in listening mode on Zoom

HTA Staff Present: Mark Megliore, *Director of Accounting/President*
Rob Ross, *Property Manager*

I. CALL TO ORDER: The meeting was called to order at 5:35 p.m. at High Tide Associates, Fountain Center Conference Room.

II. FINANCIALS: Mark Megliore

Operating expenses are over budget. Monies had to be drawn from Reserves to contribute to Operating. Several categories are over budget. Insurance is in good condition. Receivables are improving. One owner in arrears has been sent to attorney. Financial report will be sent to owners.

III. OLD BUSINESS:

1. Dock Repair included in upcoming project plan.
2. Water Improvement proposals from U.S. Lawns for drainage issues next to 206 and 408 attached.
3. Investigating termite issue at 501.
4. 500 Building Pumps being cleaned.
5. Pool Deck Cracks: Being investigated. Board may want to consider buying new furniture and replacing several signs.

IV. WORK ORDERS:

1. Landscaping: U.S. Lawns did spray for weeds, etc., but rains are causing them to grow back. Will be followed up.
2. Pool phone is now working.
3. Coastal trash issues have been resolved.
4. Unit 505 sump pump replaced.
5. Roof skylight leaks were inspected and are internal issues. One instance was a malfunctioning fan causing condensation. There are no roof issues.
6. Guard house improvements in progress.
7. Walked property with Palmetto electrical engineer and an electrical contractor.
8. Palm tree trimming along marsh line. Beaufort Co. walked property and said no permits are required to trim dead areas.

*9. 3 Bids received for fencing around lift station and transformer area. However, it is not a regulatory issue.

V. PROJECTS: Rob Ross

Landscaping: (Not part of Reserve Study) Goal is to enhance curb appeal. Power washing is also being considered as well as adding pine straw. Rob presented and explained the following detailed proposal.

- a. Installing Guardhouse Electric Line. Estimated Cost - \$8,200.
- b. Clean & Activate Sump Pump in Center Island. Estimated Cost - \$1,500.
- c. Clean & Improve Landscaping in Center Island. Estimated Cost - \$600.
- d. Spray All Common Areas to Kill Grass Weeds & Remove Dead Growth. Estimated Cost - \$1,000.
- e. Improve Fountain Area. Estimated Cost - \$1,000.
- f. Repair Dock Walkway & Gate. Estimated Cost - \$2,000.
- *g. Install Fence Around Lift Station Area. Estimated Cost - \$7,000 (Deemed unnecessary per above.)
- h. Install New Rope Fence at Entrance. Completed.
- i. Design & Install Fire Pit in Grassy Area Near Tennis Courts. Estimated Cost - \$1,000.

Total Capital Improvement \$22,300 + \$2,230 (contingency overage) = \$24,530 – Target Project Estimate. Possibly \$7,000 less if Lift Station Area eliminated.

Board will consider when budgeting for 2026.

VI. NEW BUSINESS:

- a. Tropical storm notification. Brochure handout prepared.
- b. Board discussed cost effectiveness of covering the pool for winter. It was determined that preparing the water for Spring opening made it more expensive. Board unanimously agreed to close the pool this year on November 3.

IV. ADJOURNMENT: Meeting adjourned at 6:15 p.m.

V. NEXT MEETING: Thursday, December 4, 2025, at High Tide Associates at 5:30 p.m.

Approved Date: _____

Approved by Dwayne Bruns, President