

QUEENS GRANT I, HPR

Board of Directors Meeting
October 23, 2025
Via zoom

HTA Staff Present: *Ronda Durham, Property Manager*
Mark Megliore, Financial Director

Members Present: *Patricia Courtney, President*
John Melidores, Director
Marc Okner, Director
Ashley Gasiorowski, new member

1. Call to Order: The meeting was called to order at 12:00 noon. A quorum was present.

2. Approval of Minutes: The minutes of the Regular Meeting held September 3, 2025 were unanimously approved.

3. Appearance by Unit Owners: None in attendance.

The board elected new officers, with Patricia Courtney, President, Marc Okner, Vice President, and Ashley Gasiorowski as Secretary-Treasurer. Ryan Beal and John Melidores as Director.

FINANCIALS:

The board reviewed financial statements, with Mark noting that reserves and insurance matters were the main concerns, including a \$20,000 loan that needed to be repaid. The financial review showed minimal variances, with only minor issues in administrative expenses and water/sewer costs. The board discussed delinquent accounts, with Mark explaining their legal collection process which involves sending statements and eventually filing liens when balances reach \$2,000 or more, though this process is limited by South Carolina regulations.

Next steps

- Ronda: Get the light fixed by the 5 steps that lead to the pool
- Ronda and Marc: Prepare a letter for owners regarding short-term rental regulations, fire department requirements, insurance recommendations - Marc to help after returning from Disney
- Ashley: Remove the note from the lending library about beach stuff being available for taking
- Patricia: Check for abandoned bikes in bike racks during dog walks

- [Patricia: Share the Queens Grant 5 fridge magnet design with the board in January meeting for consideration](#)
- [Ronda: Send meeting invite for December 3rd at noon](#)
- [Ronda: Put together a calendar for meetings](#)
- [Ronda: Provide bike stickers to Ashley if she decides to park her bike at the bike rack](#)
- [Board: Revisit mulch/pine straw pricing in March for April installation](#)
- [Ronda: Proceed with service yard projects for units 602 and 603 once checks are received](#)

Insurance

The Board discussed insurance matters, including a recent re-bid that resulted in savings of approximately \$40,000, though timing constraints due to financing arrangements limited immediate budget reductions. Patricia reported that while flood insurance renews in January, other insurance renewals are scheduled for August.

Pinestraw quote

The Board decided to postpone the pine straw or mulch project until April, as it was determined to be more aesthetically relevant during spring and summer. The board agreed to revisit pricing in March and keep an eye out for potential Lowe's sales on mulch. They also discussed the importance of proper installation techniques to prevent waterlogging and the use of mulch lock to keep mulch in place during heavy rains.

602/603 service yards and owners paying half

Ronda confirming that checks were being processed and Patricia noting their share was approximately \$4,250.

They addressed safety regulations for short-term rentals, particularly regarding grill placement and the new requirement for propane shutoff adapters, which cost about \$115. Patricia explained that the adapter requirement applies to all business license holders for rentals, whether for long or short-term use, and shared concerns about grill safety after witnessing damage to building structures from unattended grills.

Fire Safety Regulations Discussion

The Board discussed fire safety regulations for properties, focusing on the requirements for fire extinguishers and the placement of grills and fire pits. They agreed to send a letter to all owners, both short-term and long-term rental properties, outlining these requirements and best practices. Marc offered to help Rhonda draft the letter, and the group decided to include information on smoke detectors and other safety measures. They also discussed the challenges of enforcing these regulations, particularly with short-term rental guests, and agreed to report any violations to Ronda for follow-up.

Lending Library Management

The Board discussed a community lending library box that had been used for leaving and taking beach items, which had become popular but was now empty. The board learned that the original owner had placed a note in the lending library indicating that beach items were available for taking. Patricia suggested removing the note to prevent confusion, and the group agreed to monitor the situation. They also discussed bike storage, with Patricia advising that bikes should be marked with identifying stickers to prevent abandoned bikes from becoming a problem.

Resident Information Magnet Initiative

The board discussed creating informational fridge magnets for residents, similar to what Queens Grant 5 has done, which would include pool codes, bike locations, garbage pickup days, and other important information.

They agreed to schedule future meetings for the first Wednesday of even months at noon, with the next meeting set for December 3rd.

Approved by Board

Approved Date 12.3.25