
Marina Villas Association

Annual Meeting 2021



Agenda

- Call to order
 - Welcoming Comments & Establish Quorum
-

Steve Rosenberg
Marina Villas

- Property Manager's Report
-

Geig Lee
Foothills Property Management

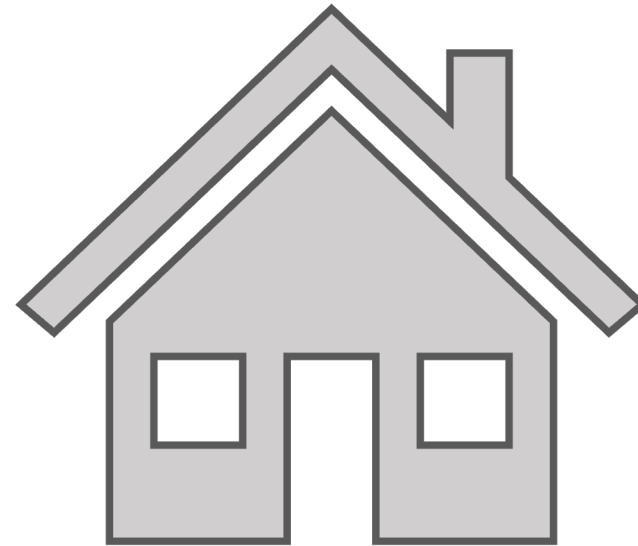
- Financial Report
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Bob Dougherty
Marina Villas

- Board of Director's Report
 - Election of Directors
 - Adjourn
-

Steve Rosenberg
Marina Villas

Property Manager's Report



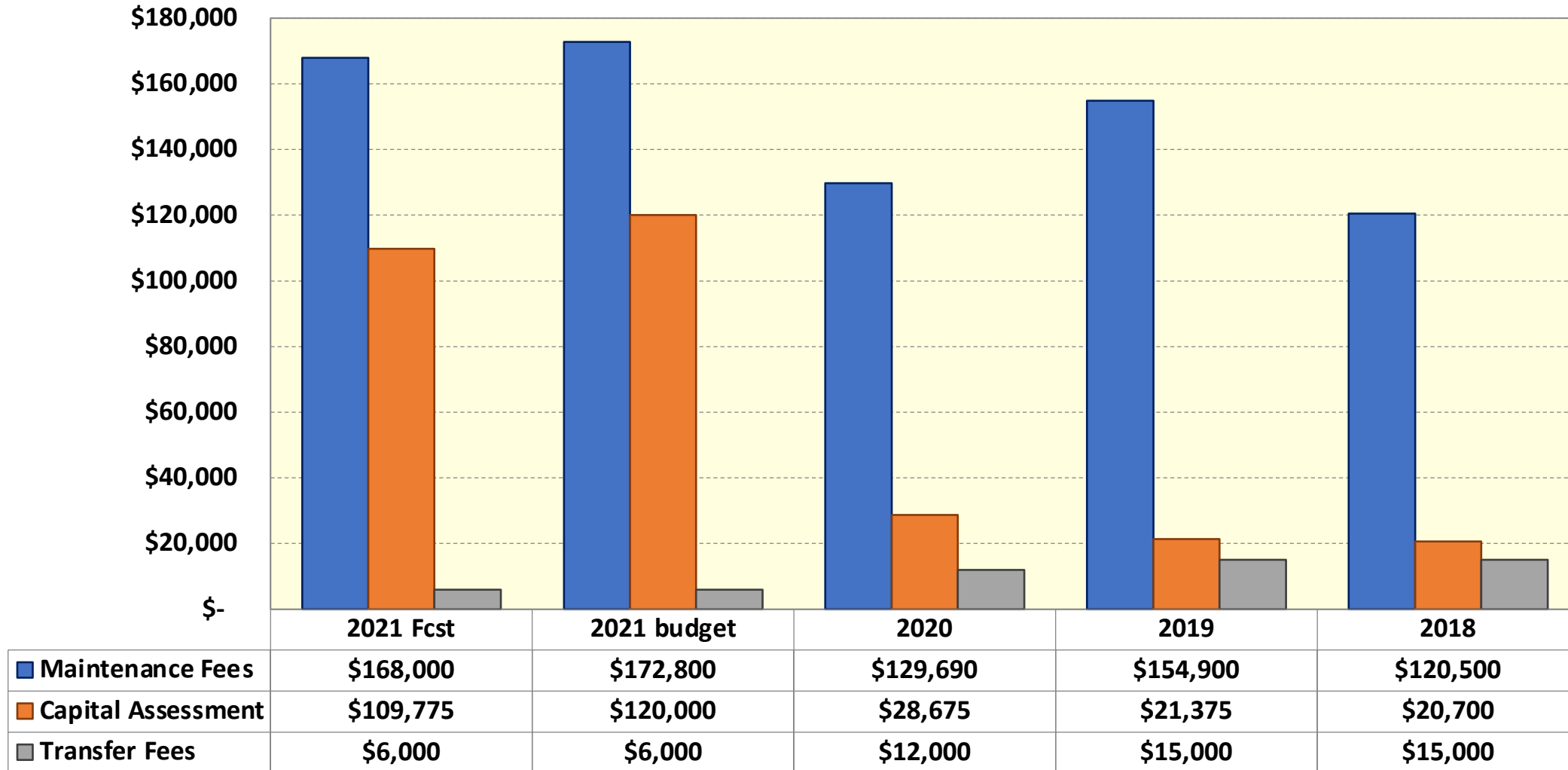
Financial Report



Financial Highlights 2021

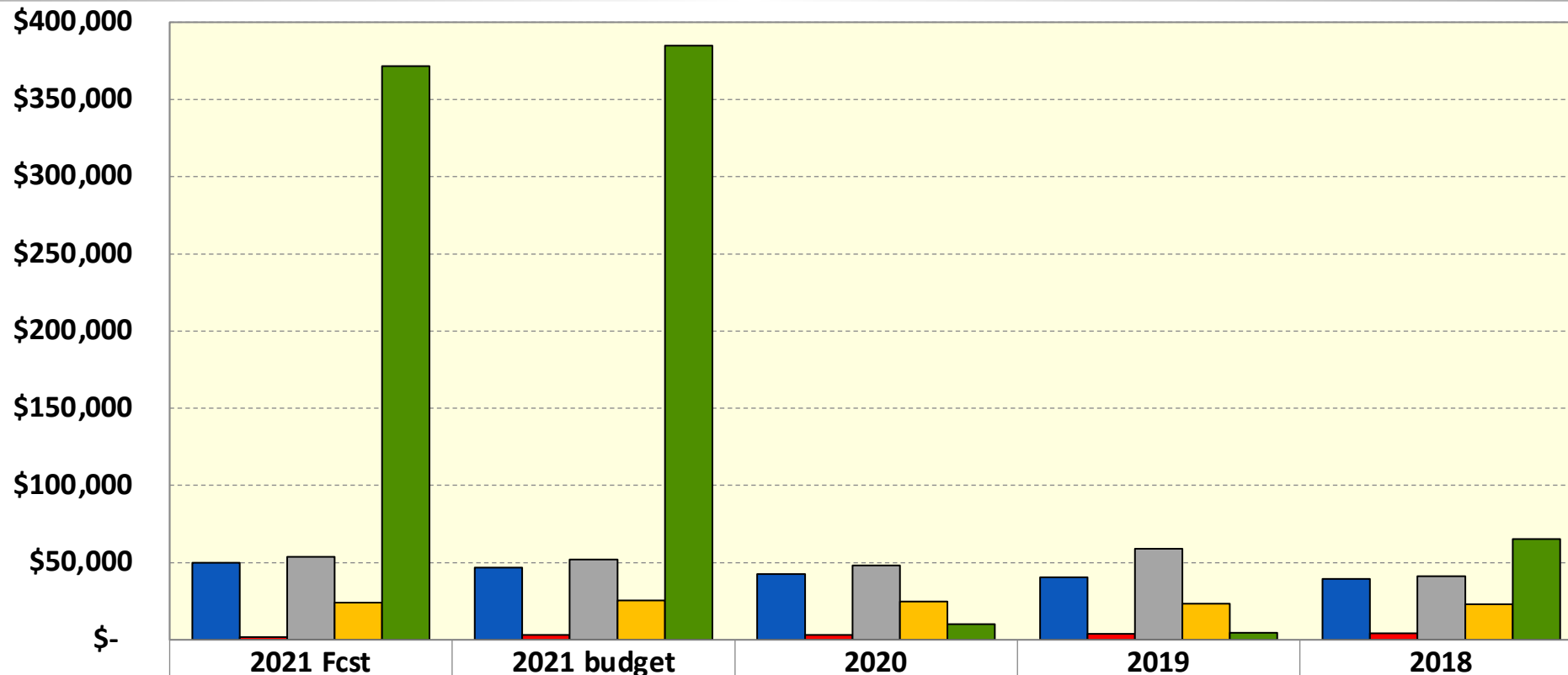
- Income:
 - ▶ Operating fees: Forecasted on Budget
 - ▶ Capital Assessment: \$10,000 below Budget (Received in Dec 2020)
 - ▶ \$6,000 transfer fees – On Budget (4 sales).
- Bridge Project:
 - ▶ \$373K spent vs. \$380K budgeted for 2021
 - ▶ Total Cost \$384K (\$10K spent Dec 2020 for engineering) vs. \$385K budget
- Other Major Expense Items: Within budget
 - ▶ Repairs - \$37K of which Chimney repair is expected to exceed \$21K
 - ▶ Insurance - \$29K on budget. Anticipate possible increase. (thinking due to the disasters the insurance companies have had)
 - ▶ Grounds/Tree removal – using funds for targeted areas such as moats etc.
- Year end cash position anticipated to be slightly better than budgeted

Historical Revenue Trend



Historical Expense Trend

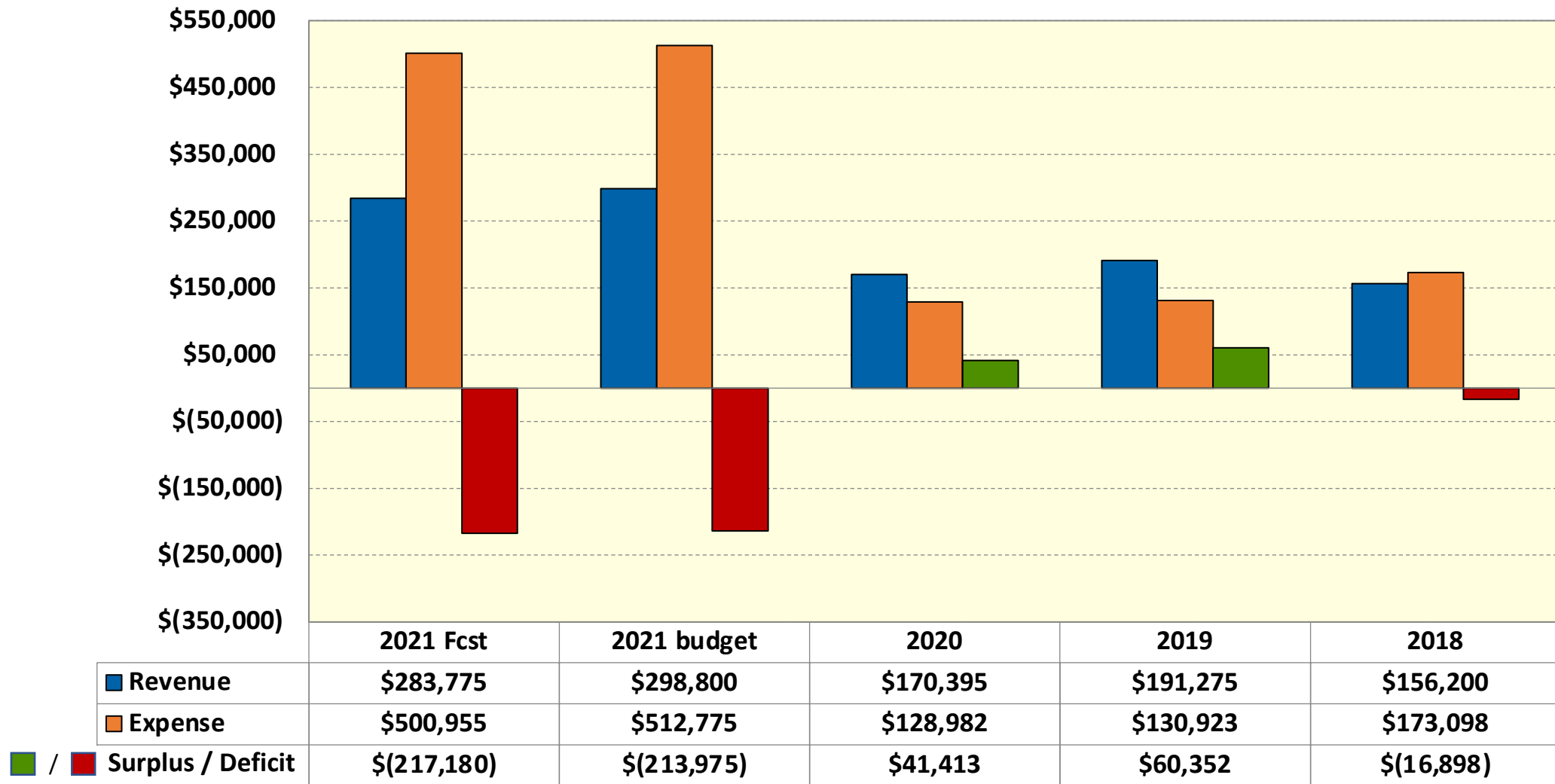
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General Administrative	\$49,770	\$46,750	\$42,478	\$40,396	\$39,448
Utilities	\$1,905	\$3,275	\$3,240	\$3,719	\$4,098
Maintenance	\$53,605	\$52,175	\$48,096	\$59,023	\$41,199
Contracts	\$24,240	\$25,575	\$24,962	\$23,356	\$23,239
Capital Expense	\$371,435	\$385,000	\$10,207	\$4,429	\$65,115

Historical Profit/Loss Trend

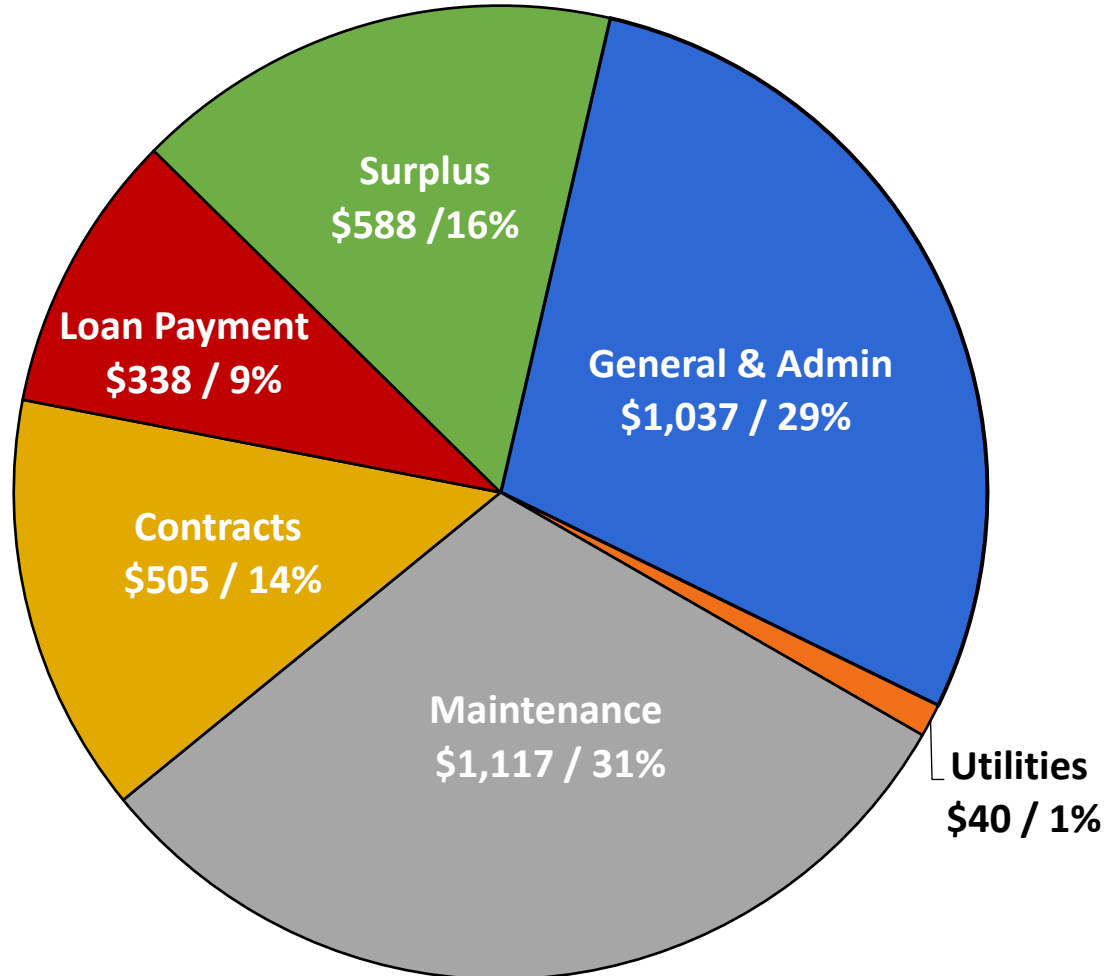
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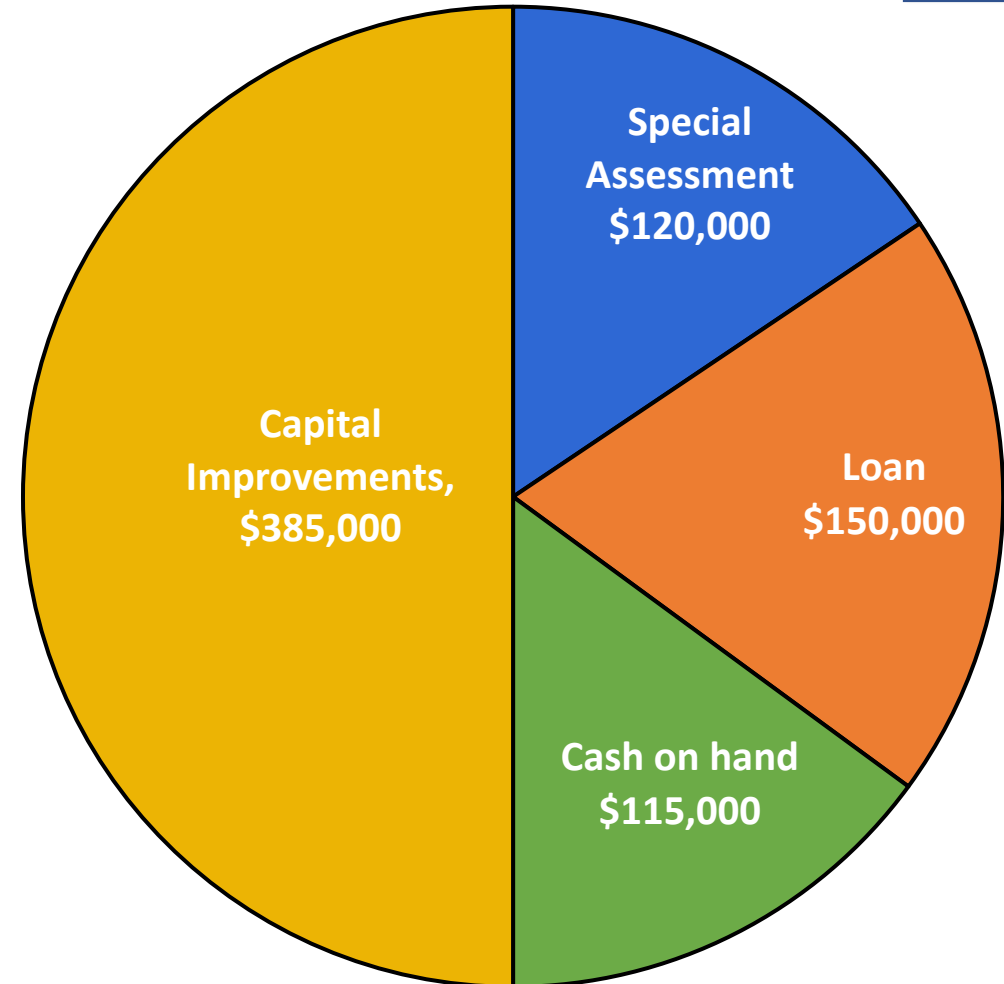
Where Did Our Fees Go in 2021?

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Where do our fees go?



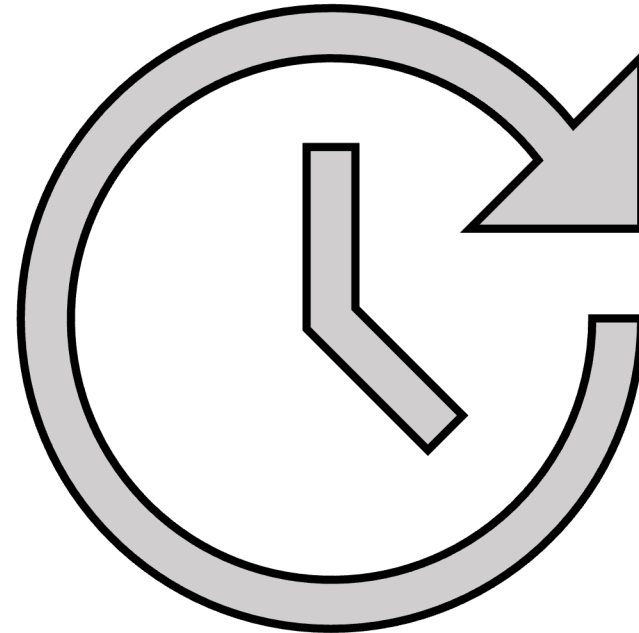
Capital Improvement/Funding



Financial Expectations 2022

- Revised P&L Format:
 - ▶ Current P&L format is operationally focused
 - Treat all revenue the same
 - We use cash to distinguish Project/Capital improvement fees vs. Operating fees
 - All expenses are treated the same
 - Hides variances/issues in general/large categories (particularly Repairs)
 - Does not allow for a focused, transparent view of work being done and funds spent to do it
 - ▶ Revised P&L will have separate Operational and Capital/Project framework
 - Operational component will consist of only regular operating items and revenues designed to fund those items
 - Capital component will consist of major projects and/or capital improvements
 - Will be reviewed separately from the Operations from a budgeting perspective
 - All projects will be segmented appropriately (Building, Landscape, Infrastructure).
 - Full detail for each project will be outlined and on a sub account schedule:
 - Funding for all Capital Items will be separate from operating revenues.

Board Report



Marina Villas 2022 BOD Report

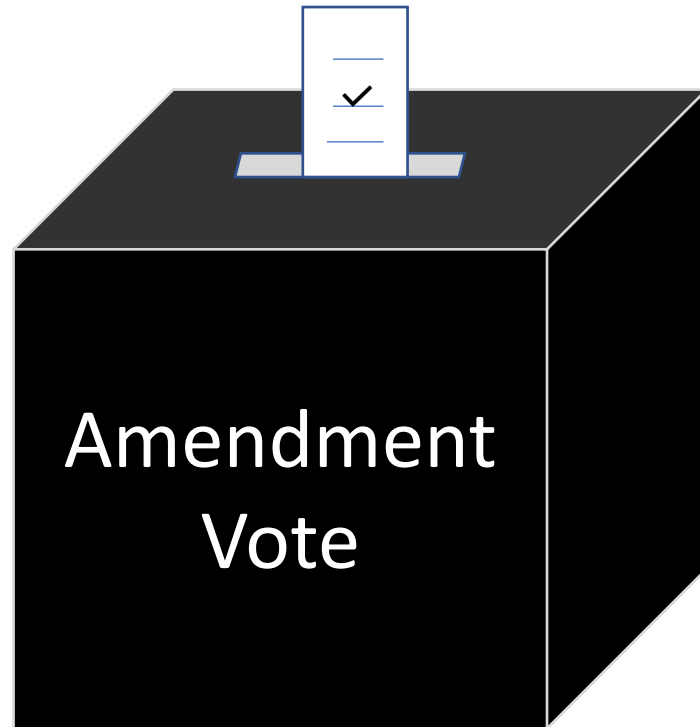
- 2021 Highlights
- Amendment vote
- Maintenance and major remediation projects
- Boat launch changes (KKPOA)
- Long term financial soundness
- Elect new BOD members

2021 Marina Villas Highlights

- Bridge replacement completed on budget
- Amendment to Master Deed researched and drafted
- Owners Handbook updated
- Identification of major repair and remediation initiatives
- Enhancements to process for tracking maintenance requests
 - ▶ On-line request form launched
 - ▶ Logging and tracking of requests as received
 - ▶ Managing major repair projects separately from regular maintenance

- Basement Ownership
 - ▶ Apparent misinterpretation of Master Deed resulted in confusion among owners
 - ▶ Amendment reinforces Master Deed and provides clarity on assignment
 - ▶ Eliminates need for individual owners to change deeds
 - ▶ Board believes Amendment is in best interest of owners

- Rear deck maintenance
 - ▶ Master deed defines rear deck as part of unit and by extension assigns maintenance responsibility to owners
 - ▶ Practice has become that Association performs rear deck maintenance
 - ▶ Amendment preserves ownership of rear decks but transfers maintenance responsibility to Association
 - ▶ Board believes this is in best interest of all owners



32 Votes Needed to Pass

Board Report: Major Improvement & Maintenance

- 1) Chimney chases
- 2) Tree removal and trimming
- 3) Landscape remediation and repair
- 4) Dryer Vents
- 5) Bridge on East Blue Heron walkway
- 6) Building 310 retaining wall
- 7) Paving/Resurfacing
- 8) Exterior painting

Why these?

- ✓ *"One-Off" or Periodic*
- ✓ *Would impact financial ability to perform "regular" maintenance & repairs*

Major Project Needs – Detail

- Chimney chases (enclosures)
 - ▶ Original design prone to water intrusion and siding rot
 - ▶ Repair / rebuild has been ongoing for several years
 - 8 original siding or partial cement board patchwork
 - 6 rebuilt with cement board panels
 - 10 rebuilt with “state-of-the-art” siding replacement
 - ▶ 14 original and cement board need rebuild over next 5-7 years
 - ▶ Approximate cost \$10K/each in current dollars = \$140K total

Major Project Needs – Detail

- Tree trimming / removal
 - Tree maintenance has been deferred for several years due to other spending priorities
 - Many trees overgrown and/or encroaching on buildings
 - Several trees diseased or leaning, posing risk to MV and individual property
 - Detailed assessment from Tree South Arborists proposes \$36K in trimming and removal

Major Project Needs – Detail

- Landscape Remediation and Repair
 - ▶ Just like tree maintenance, landscaping has been deferred for several years due to other spending priorities and expected impact of bridge replacement
 - ▶ Irrigation system performance has been questionable
 - ▶ Juniper groundcover is dead/dying, Liriope is thinning, mulch is needed, river rock in some “moat” bottoms for erosion control
 - ▶ Quote for \$26.5K for all 12 buildings combined
 - ▶ Propose spreading over three years: 2021, 2022 and 2023

Major Project Needs – Detail

- Bridge on East Blue Heron Walkway
 - ▶ Showing significant wear & weathering; in need of refurbishment
 - ▶ Potential future liability risk
 - ▶ Estimated cost approx. \$7,500
 - ▶ Paint & patch in near term; potential replacement 2024

Major Project Needs – Detail

- Building 310 retaining wall
 - ▶ Originally an owner installed “improvement”
 - ▶ In state of disrepair
 - ▶ Replace with rip-rap or stone to hold bank
 - ▶ Forecast repair in 2023

- Dryer Vents
 - ▶ Mixed ducting solutions throughout community including undersized, vinyl and flex
 - ▶ Potential fire hazard and non-code compliant
 - ▶ Replacement is in process
 - ▶ Additional funds needed to accelerate to be allocated out of regular maintenance budget

Major Project Needs – Detail

- Exterior Painting
- Parking Lot Resurfacing

Both items already identified and in major project budget

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- Site plan for Marina Villas showing proposed improvements. The plan includes a parking lot, tennis courts, gardens, a gazebo, fuel tank, and boat ramp. Key features include:
- 1) New Boat Ramp Entrance & Gate
 - 2) New Boat Ramp Access
 - 3 & 4) Remove trees & Extend Runway 10'
 - 5) New Signage
 - 6) New boat dock
- Other features shown include: Tennis Courts, Trailer Parking, Parking, Garden, Gazebo, Fuel Tank, Beach Front, and LAKE KEOWEE. Dimensions and bearings are provided for various points and lines.
- Submitted by the Marina Villas Board of Directors
- South Marina

Submitted by the Marina Villas Board of Directors



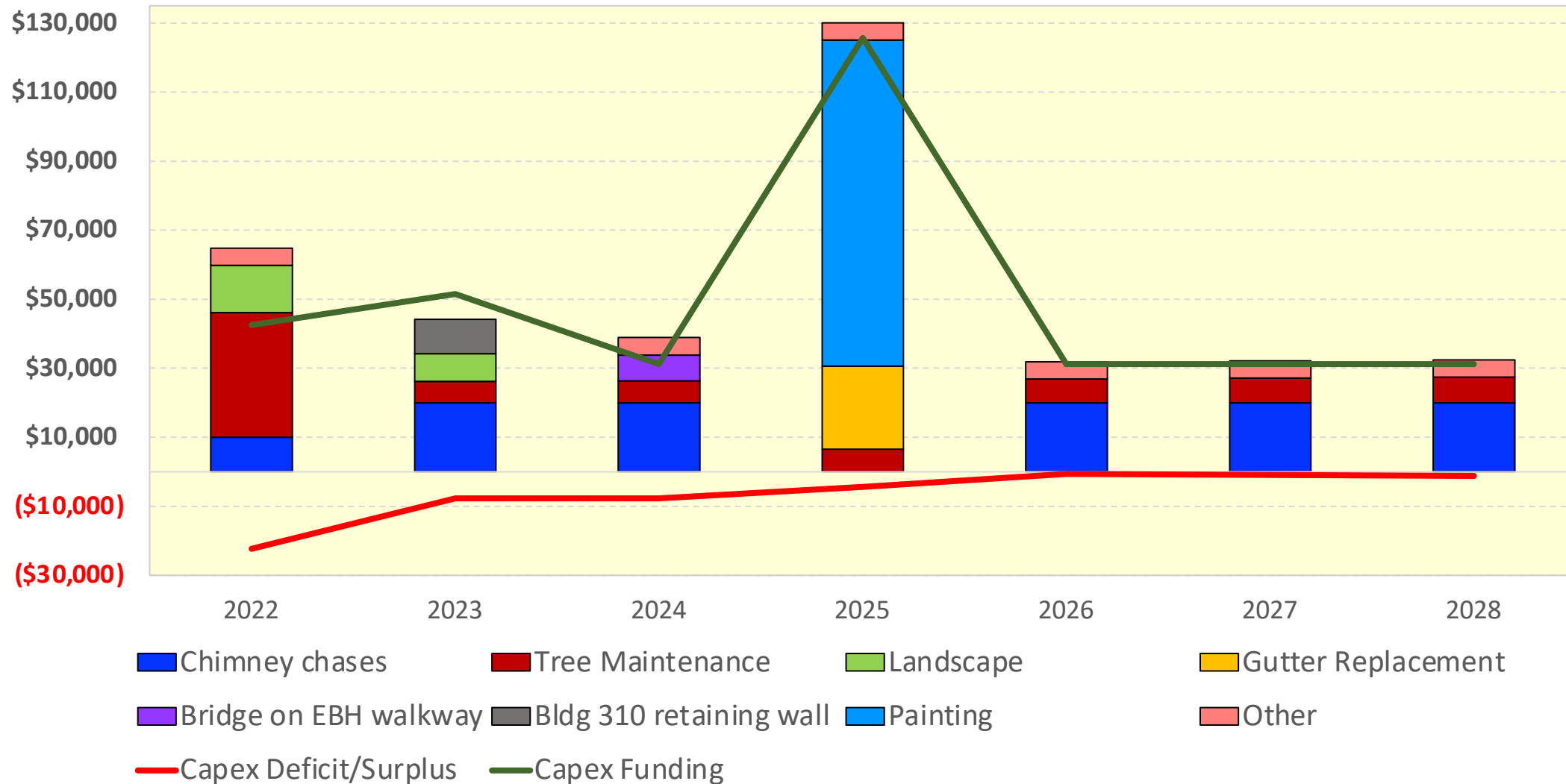
South Marina
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Major Project Funding

- Eight major projects = \$360K over 7 years
- \$126K of funding already built into budget
- Result is a projected cumulative shortfall of roughly \$233K, or just under \$700/unit.
- The Board is planning a once-per-year major project assessment in the amount of \$650/yr. over the budget period. (Due May 1st)
 - ▶ Enables accomplishment of needed enhancements to our community
 - ▶ Places focus on major spending initiatives and isolates it from operating budget
 - ▶ Facilitates annual review

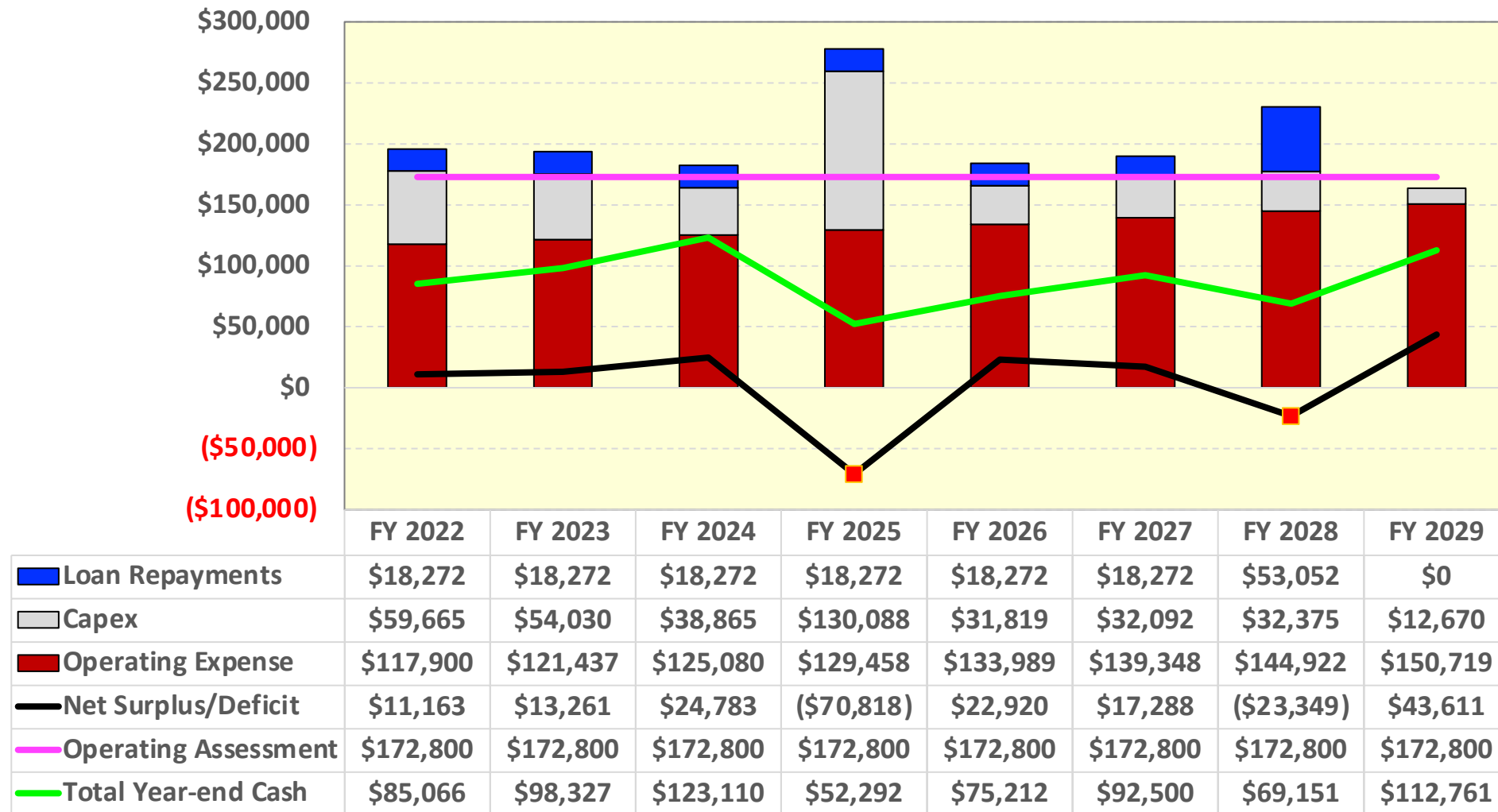
Major Project Spending and Funding

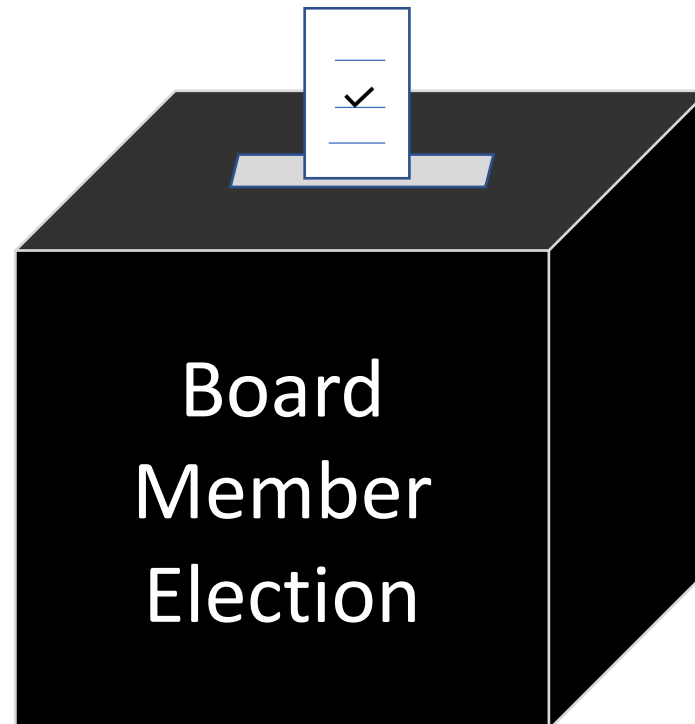
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Long Term Financial Outlook

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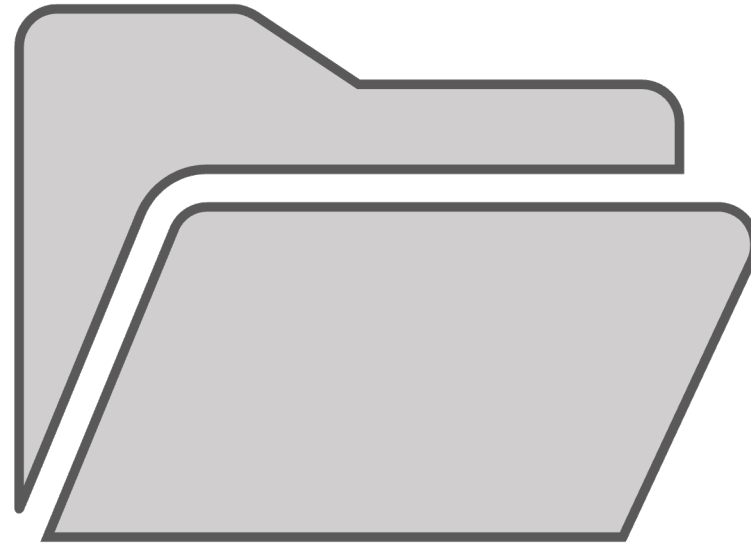


Thank You !

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Appendix



Master Deed Article III

(o) "Unit" shall mean "Apartment" and shall also mean and comprise each separate alphabetically and numerically identified Apartment which is designated in Exhibit "A" of this Master Deed, including all spaces and improvements lying inside the undecorated and/or unfinished surface of any Common Wall, exterior wall, floor and ceiling, together with, without limitation, (i) any fireplaces (together with flues and chimneys built or used on connection therewith), air-conditioning units, heating units and hot-water tanks serving the Unit, whether the same are situated within such Unit or not, together with, to the extent necessary, easements therefor and for access thereto; (ii) decks, porches, balconies and railings affixed to or used in connection with the Unit; (iii) all water pipes, vents, ducts, wires, conduits and other facilities running through a Common Wall, above a ceiling or below a floor and leading to and exclusively serving the Unit, together with, to the extent necessary, easements therefor and for access thereto; (iv) such stairways as are designed to be exclusively used only by the Unit; and (v) with respect to only those Units shown on Exhibit "A" as including a basement level, all spaces lying inside the undecorated and/or unfinished surface of any wall, floor and ceiling of such basement area.

- Tree trimming / removal
 - ▶ Coveview
 - Trim ornamental Maples and Dogwoods in front of buildings
 - Remove one Maple and one Dogwood along Coveview that are in decline
 - Remove Tulip Poplar between/behind bldgs. 310 and 330
 - Remove large Dogwood between/behind bldgs. 330 and 340

- Tree trimming / removal (continued)
 - ▶ Building 200
 - Trim branches for bldg. clearance on west end
 - Trim deadwood from pines buffering Marina Dr.
 - Remove large Red Oak in front and Post Oak on east end
 - ▶ Building 240
 - Remove Southern Red Oak at NE corner of building that is leaning toward the building and dead Red Oak in woods NE of the building
 - Trim Red Oak behind building and Dogwoods in front

- Tree trimming / removal (continued)
 - ▶ Building 140
 - Remove Maple in front of bldg. that is in decline; Bradford Pear at west end starting to encroach and Red Oak behind bldg. in decline
 - Trim and elevate Maples in front
 - ▶ Building 130
 - Remove Southern Red Oak at NE corner of building that is leaning toward the building two behind building also hard leaning toward bldg.
 - Trim and elevate all trees around building to provide clearance

Major Project Needs – Detail

- Tree trimming / removal (continued)
 - ▶ East Blue Heron
 - Trim Hemlocks between 100 and 110
 - Remove Magnolia at SSE corner of 100 that is encroaching on bldg.
 - Remove deadwood from pines along all bldgs.
 - Trim Crepe and Wax Myrtles
- Total of 16 trees removed