

MARINA VILLAS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 22, 2018

Present: Janet Hutcheson, Gary Ferguson, Susan and Bob Dougherty, Betty and Tom Ziegler and Elaine Rich

Geig Lee and Diane Lee (FPM)

Minutes: A motion was made to accept the minutes of the April 27, 2018 meeting by T. Ziegler and the motion was seconded by E. Rich, the motion passed unanimously.

Financial Report: B. Dougherty reviewed the financial report at length and stated 3 things have changed to date.

- 1) Non billing from KKPOA for trash
- 2) Repair budget forecast has increased from \$25,000.00 to \$30,000.00
- 3) Transfer fee amount projected increased

J. Hutcheson stated funds will need to be transferred from the operation account into the reserve account as needed for roofing payments.

Condo Association Meeting: E. Rich reported no condo meeting since the last Board meeting. The Brochure has been submitted to Christine of the Joint Condo Committee.

Work orders: G. Lee reviewed the list of completed and ongoing work orders. The following work orders were completed in May.

- 142/144 Replaced siding at chimney
- 146/148 Replaced band at left side, repaired soffit, fascia, siding trim at chimney
- 148 Replaced damaged trim on deck
- 315/317 Installed fascia at roof line above entry, repaired rotten fascia at middle, repaired squirrel damage at right rear
- 332 Repaired gutter over slider in dining room
- 243 Replaced 17 decking boards 2x6x12, replaced deck bands, trim band board, trim and pickets as needed
- 128 Replaced 17 decking boards 2x6, chimney corner and siding as needed
- 118 Repaired leak into firebox, sealed outside corner of gutter
- 203 Replaced multiple rotten bridge boards
- Entrance sign- replaced bulbs
- 102 Repair chimney trim (woodpecker); check for rot at roofline
- 136/138 Replaced 14 decking boards, J sistered, 1- 2x8x8 joist, caulked gutter seam, corner of outside sunroom and corner of deck near patio door and window corner
- Replaced bulbs at entry way and on the bridges
- Replaced water line and reducing valve

Roofs: The 4 roofs remaining to be replaced are in the process of being done, workers are putting in 12 hours a day to get them completed.

Window cleaning: G. Ferguson stated he has discussed the window cleaning with Mike Harrison. Harrison charges by the window. And he will have to remove/replace screens. G.

Lee advises that Gary check the security of the contractor such as workers comp and liability insurance.

Dig out around bridges: G. Lee stated he would be willing to do the dig out. G. Ferguson and the AdHoc Bridge committee are to review this proposal. The Board tabled the repair for now.

Swales and rock (rip rap and mulch) 106-108: G. Lee stated this repair will be done after roofs are completed. Also a swale will be installed at 241-245 Marina Drive.

Planter box repair: G. Lee stated he has purchased dye and will test it on planter box 118.

348 Cove View dryer vent: G. Lee discussed the issues such as the pipe in the wall being undersized. The Board agreed this would be the owner's responsibility. G. Ferguson suggested checking the flow and cleaning the vent. This would be the HOA's responsibility. G. Lee stated he will do this along with inspection. If not in good working order the owner will be notified.

Bridge/AD HOC Committee: G. Ferguson mentioned he would like to start meeting again. He will get back with the Board by the weekend.

Preway Issue: G. Ferguson stated he has received a letter from the County giving approval. He is currently working with Blossman Gas. This issue remains unresolved.

Lights at doors: E. Rich has sent out a letter to get owners participation. The committee will be formed by July 1, 2018. New lights and door knobs are the first on the agenda. Door knobs would be at owner's expense, lights would be paid out of the transfer fee account. The committee will come up with the light fixture selection and present it to the Board for approval.

Exposed roots where new concrete curbing: J. Hutcheson stated they have come back and installed mulch.

327 Cove View Asphalt Patch: G. Lee stated the contractor is not working at Keowee Key now but Marina Villas is on the list. MV is working with KKPOA to get this completed

Irrigation: Coveview 317 -hole beside planter. Geig will check on it. Backflow device is missing so might need to be replaced. MV can expect additional repairs needed to the irrigation system.

#### NEW BUSINESS:

Downspouts: G. Ferguson mentioned the downspouts are filling up or clogging up. G. Lee stated they can be snaked and cleared if we have specific locations at the time of gutter cleaning.

Dougherty concrete pad: The Dougherty's have requested permission to install a concrete pad. After review, the Board approved this request.

Walkway Lights: 25 of the 50 walkway lights behind the buildings on East Blue Heron are not working. J. Hutcheson stated she will check into replacing the lights.