

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 11, 2024

Present: Steve Rosenberg, Patty Muehling, Janet Mulford, John Brubacher, Susan & Bob Dougherty

FPM: Diane Lee

Financial Report:

B. Dougherty reviewed the financials to date and indicated that Marina Villas is in good financial shape with \$7,500 more in repairs to come. More sales are possible this year and will bring additional income.

Landscaping:

J. Brubacher will be working with MerryScapes on a quote for improving the landscaping at the cement path at the bridge. A tree was removed near 315/317 a couple years ago and has created a hole. Explore options to correct.

John will be creating a punch list for future needs. He suggested having a map of the community at the next meeting to better be able to show areas needing landscaping. Steve felt a walk-around would be helpful also.

Mulching will be delivered April 19, 2024. B. Dougherty suggest breaking community in 3 sections and mulching 1 section per year, since the mulch should last three years. Bob stated that mulch will be an ongoing item from now on.

John would like to meet with the irrigation contractor next week. Irrigation will be a big-ticket item for the future. John asked that liriope and English ivy be planted in needed areas needing cover. This will be around \$200 and was approved.

S. Rosenberg mentioned algae growing on shady areas of roofs may need cleaning. G. Lee will investigate this further.

S. Rosenberg stated priorities are buildings and landscaping needs are second.

New Business:

Sewer issues at Tall Ship were mentioned during the joint condo association meeting. What is the HOA responsibility versus KKUS as well as owner responsibility. Action items are to follow-up with the Joint Condo committee and KKUS, investigate insurance needs for owners and prepare email to make owners aware of need for this protection in their condo insurance policy.

John Brubaker asked that a work order be done for a second parking space. He only has one right now. It was felt that several numbers would need to be painted over and corrected.

Janet noted the marketing manager for Keowee Key indicated the market was strong right now. This was reflected in a recent high sales price for a Marina Villas unit.

Next Meeting Date:

The next meeting date of the Board is scheduled for Wednesday, May 22nd at 9 a.m.