

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 15, 2019

Present: Gary Ferguson, Janet Hutcheson, Susan and Bob Dougherty, Lorra Tassin, and Elaine Rich

Geig Lee and Diane Lee (FPM)

Sanford Ware (Insurance Agent)

Financial Report: B. Dougherty reviewed the financial report. Finances are running smoothly; the forecast did not change. A tree removal line has been added to the budget. The Board will be discussing a 7-year outlook for the capital expenditures.

Insurance Update: S. Ware discussed the insurance renewal, this renewal will have a less than 2% increase. The umbrella policy will continue with the same premium. Ware stated the new underwriter is concerned with the fireplaces. S. Ware asked that copies of the fireplace inspection summaries be sent to him for review. Gary/Geig to follow up with inspection summary. Ware also requested the number of units that were rented on short term basis (1 week or less). Janet to follow up.

Approval of minutes: J. Hutcheson made a motion to approve the minutes from the February 22, 2019 meeting. E. Rich seconded this motion and the motion passed.

Condo Association Meeting: E. Rich stated the condo association is currently reviewing the passes issued to enter the Keowee Key community. They expect the passes will be replaced in future years.

Recycling bins seem to be working well.

Condos are selling well. On website marketing, they are featuring a home for sale every two weeks. Condos will be added to the website. Currently, there are 65 empty lots.

Work orders: G. Lee reviewed the list of completed and ongoing work orders.

Old Business:

1) Dryer vent inspections: G. Lee stated 12 units still need to be inspected.

3) Bridges: G. Ferguson is collecting information on bridges and will review with G. Lee.

5) Mulching plan: Most of the mulching has been completed, remaining two areas are near fire hydrant at 142 EBH and alongside building at 138.

6) Landscaping/MerryScapes (Lorra): No new updates from Merry Scapes. L. Tassin mentioned March/April is the time to consider replanting planters. L. Tassin will provide list of the planters that appear to need attention.

7) Lights at doors: E. Rich stated the committee is meeting to discuss lighting at 1 p.m. today.

10) Building Repair Punch list: G. Lee stated that many repairs had already been completed. Will provide updated list at next board meeting.

11) HVAC pads: G. Ferguson will draft email owners to discuss potential problems with unlevelled pads, and maintenance recommendations.

13) Tree removals: G. Lee will obtain quotes on tree removals needed and submit them to the Board.

15) New owner packets: G. Ferguson and J. Hutcheson are handling new owner packets as sales happen.

18) Shallow trench adjacent to asphalt above Coveview: G. Lee stated the trench has been cut.

19) Repair to CB at Coveview: G. Lee stated repair is delayed due to weather.

20) Roofs over lower deck: G. Lee will inspect at walk through planned for summer.

21) Gutter Plan: G. Lee, G. Ferguson and G. Hutcheson reviewed an upgrade to 6" gutters at front. Although they will improve downspout drainage, they still won't handle all the water.

23) Long range projection: G. Lee will submit the long-range projection to the Board.

24) Trash bins: G. Ferguson stated there are 9 trash bins and 7 recycle bins, 2 more to come, and has requested that KKPOA provide trash bin at boat ramp to alleviate the use of Marina Villa trash receptacles by boaters.

25) Propane tank bases: KK Care looking at propane tank bases. MV Board will see what CARE recommends and follow up with owners as needed.

26) Window request: Foothills reviewed window replacement request for Unit 104; request approved.

27) List of Condos with original fireboxes issued for input: G. Ferguson stated the list is correct and a letter will be sent out with the next mailing next week providing the results of the board's study.

New Business:

14) Oak Tree dying in front of 205/207 W Blue Heron: G. Lee and G. Ferguson to inspect.

15) Structural Evaluation of building at 122 E Blue Heron: G. Lee and G. Ferguson will be working on this.

16) Develop List of Owner Improvements: E. Rich will get a list of improvements at her building and discuss further.

17) Slippery wooden walk from between 120 and 110 EBH building down to grass area at walkway: Steps to be closed/cordoned off.

E. Rich discussed a sign for the Cherokee indian trail tree. KK operations will provide the plaque.

The meeting went into executive session.