

**MARINA VILLAS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**MARCH 25, 2022**

**Present:** John Brubacher, Bob and Susan Dougherty, Patty Muehling and Steve Rosenberg, and guest Jim Hickey

**FPM:** Diane Lee, Geig Lee

**Presentation by Jim Hickey:** Jim reviewed for the Board the contract from previous years with Keowee Key showing ownership of property by Marina Villas and Keowee Key and responsibilities for maintaining same.

**YTD Financial review:** B. Dougherty discussed capital improvements including painting and paving. Dougherty stated the Operational budget is on target.

Capital expense is over by \$3,000 due to trees. Insurance is over by \$500. Landscaping is on budget. G. Lee is waiting on the irrigation quote. Capital assessments are due May 1, 2022.

**2022 Major Initiatives: Maintenance:**

**Crawlspace Inspections:** G. Lee stated there are 4 buildings left to be inspected.

**Dryer vents:** G. Lee stated there are 6 more pair of vents that have been designated for replacement. still vinyl. The Board agreed to hold off for now thru April spending.

**Chimneys:** 2 chimneys will be repaired after the rainy season, late April or early May.

**Work completed and work to do:**

- 4 doors to paint. 338 requires 3 coats.
- 315/317 plumbing leak repaired.
- L. Maxwell's unit does need a dehumidifier and will follow up with remediation from unit above.
- Inspect leak at 241.
- Touch up painting and unpainted wood needs completing.

T. Morse had requested from the Board information on water shut offs at the four meters. This is a KKUS issue. They will come and turn off the water, but it would be good for owners to have water meter turn off keys.

**Walk around:** April 8<sup>th</sup> at 10:00 a.m.

**Window cleaning:** Shiny Blinds will be scheduled to clean windows the 1<sup>st</sup> week of June if possible. P. Muehling will coordinate.

Screens can be ordered by Home Depot Supply. John has the order form.

**Ongoing Business:**

**Date for next meeting:** May 13<sup>th</sup>, 2022      Meeting Adjourned.