

MARINA VILLAS BOARD MEETING
Minutes January 26, 2019

ATTENDING; Gary Ferguson, Janet Hutcheson, Lorra Tassin, Elaine Rich,
Susan & Bob Dougherty (phone)

Announcement by Janet: Foothills Management has recorded at Oconee County the "Owners Manual" for Marina Villas to be compliant with the laws.

Minutes: The revised Minutes of the 12/7/18 meeting were approved and forwarded by Janet to FM .

Financial Review: Bob gave a financial report that will be posted on the Web.

Condo/Townhouse Meeting Report: Elaine reviewed the content of the discussion of the last meeting (1/14/19). Highlights were: rentals in KK, Green Team recycling, and project updates of condos.

Work Orders: 10 Gary shared how he continues to work with Geig (FM) on "punch list". 01 Dryer vent inspections continue (Coveview 321 update). 05 FM has spread mulch on many area (looks very nice).

OLD BUSINESS

03 Bridges Committee: this committee membership is: Brian Levesque, Paul Weiss, Gary Ferguson, and Gaines Hutcheson. A meeting will be scheduled by Gary.

04 Fireplace: Information concerning replacement of fireplaces will be sent out to Homeowners by FM with the next billing.

06 Landscaping: conversations with MerryScapes by Lorra is ongoing.

07 Replacement Lights at Doors: New considerations as to "type" of light to recommend to the Board were introduced for the committees consideration: off/on switch, motion detector, 3-6 hours "on". It was noted that \$5000 has been allocated in capital budget for this purchase. Elaine will reconvene the subcommittee.

08 Pest Control: FM has made a recommendation to the Board Decision approved in December meeting. Attach letter from 1/8/19 that outlines the change.

11 HVAC Pads: Gary shared concern over the poor condition of some of the pads under HVAC units. He will prepare a letter that will be mailed out to homeowners that address this issue, requesting that appropriate maintenance and/or replacement be performed on pads. This will not only improve them visually, but will also prevent damage to the units from being improperly leveled.

13 Trees: Gary and Geig will tour the MV grounds with attention to tree removal. Mark Dahill and Gary will revisit some particular trees to determine if removal is the responsibility of KKPOA or MV, based on where the tree is located.

14 EBH Walkway Lightening: Janet brought a sample light to consider. Purchase was approved. Plans for installation were made (that afternoon).

15 New Owner Packet: Janet and Gary have reviewed/updated the packet of information that is given by the lawyer to home owners when they purchase property in MV. Gary will 'hand deliver' this to lawyers. It will be instituted when "right of refusal" is processed.

18 Shallow Trench-Coveview; Gary worked with Geig on this issue Still to be completed..

19 Repair 'catch basin' Coveview: outstanding. Gary will notify Geig.

NEW BUSINESS

05 Roof over lower decks: 136 requested approval for installation. Request sent to Geig to review with special attention to adequate downspouts for water drainage. Inspection of all current deck roofs will be held off for the current time.

06 Gutter Plan: this is a 'big' issue that will be reviewed at a later time.

07 Shore line: as shoreline is KKPOAs, MV shares concern as to it upkeep. Gary on a committee that is sensitive to this issue. This is not a MV Board issue.

08 Long Range Projections: tabled

09 Slippery boat deck boards: Janet brought concern to about some slippery board on the docks. Problem noted specially in early mornings. Gary will bring this matter to the attention of the Boating Manager

Meeting adjourned

Minutes recorded by Elaine Rich, Secretary

EXECUTIVE MEETING
1/26/2019

Delinquent Accounts: No report

Information: One condo on the market (Pat Hartman's). Others for sale are being considered by the owners.

Next Meeting: March 15, 2019

Formation of a Social Committee: Members: AJ Koontz, Lisa Thomas, Vicki Weiss