

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING

September 7, 2022

Present: Steve Rosenberg, John Brubacher, Patty Muehling, Susan Dougherty

FPM: Geig Lee, Diane Lee

YTD P&L and Major Project Review: S. Rosenberg reported the financial situation at length. Landscaping cost may be over budget due to mulching. The Board agrees that Merryscapes seem to be doing a great job.

Maintenance: The Board will conduct a walk around on September 16 in order to prioritize needs.

G. Lee stated another chimney replacement will be completed this year. 2 gables are in need of repair.

S. Rosenberg suggested painting in cycles instead of whole community. Gutters would need to be painted if paint color of fascia changes.

Ongoing business: Structural repairs at 315 Cove View: G. Lee stated the building is not sinking however, the joists are sagging. The Board discussed 2 different options for repairs. After review, the Board approved plan A, which is to install jack posts.

354 Cove View reported gutters overflowing substantially. Rot has been found around the lower window and front wall. This issue will be checked during walk around.

Insurance Risk Assessment: The Board is currently waiting for official notification regarding the grills. S. Rosenberg will check with the fire dept for recommendations on fire extinguishers.

South Marina area “beautification”: The Board discussed issues needed such as:

- 1) Old drainage pipe, remove it.
- 2) Adding sand and trimming bushes.
- 3) Sidewalks to picnic area (walk over mulch).
- 4) Improve shoreline entrance (slimy rocks).

P. Muehling will send the suggestions to KKPOA.

Moat step painting: S. Rosenberg stated if volunteers are available, in would help in painting the moat steps. G. Lee recommended using porch and deck enamel paint. Brand will be “Deck over”.

Unit 122- right side gutters overflowing, downspout issue. Unit had a substantial amount of water under it at the last inspection. Water is flowing back to the building and needs a river rock repair. This could be considered landscaping and /or building repairs.

S. Rosenberg discussed the wash out area between 100 and 110. G. Lee stated this area should be done with rip rap.

Next meeting date: October 18, 2022 at 9 a.m.

Meeting Adjourned.