

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 30, 2024

Present: Steve Rosenberg, Patty Muehling, J. Mulford, Susan and Bob Dougherty, John Brubacher

FPM: Diane Lee

Financial Report: 2023 Year End:

B. Dougherty reviewed the financials to date and indicated that Marina Villas is in good financial shape. He feels that several repairs have been completed and need to be billed. The chimney at 344 is complete and needs to be billed. The Board discussed the list of needed repairs. Many of these were generated from a walkaround between Steve and Geig. Geig is being asked to do work orders and set an expected date for repairs to be done.

New Business:

In new business, delinquencies were discussed. It was agreed that Marina Villas make it a priority to collect delinquent payments and late fees promptly in fairness to those that pay on time.

Steve Rosenberg noted from the maintenance walk that the left (front facing) spigot on building 350 has a lock on it. It was agreed by the board that the exterior faucets are for the use of all residents in the building. Based on experience, it was not expected that water bills should be materially affected by shared use of the outside faucets. It was decided to have Foothills draft and send a letter to the resident closest to that faucet asking for the removal of the lock and this topic will be further discussed at the next meeting.

Insurance renewal was discussed. All are aware that premiums are increasing with all HOA's. Our agent will be shopping to get the best price and coverage.

St. Patty Party: Susan Dougherty is working with others in the community on this party. She will be sending "Save the Date" notices to owners soon. Details to come later.

Maintenance & Projects:

Patti agreed to talk with Magiclean about the pressure washing of front decks and bridges. The Board agreed that a good time would be the week of May 20th if this will work for them.

Satellites on roofs were discussed. Any that are not being used need to be removed. This can be accomplished when chimneys are rebuilt.

J. Brubacher discussed landscaping, wanting a clear knowledge of what were the duties of Mer-ryScapes and what should be extra project charges. All agreed some mulch would be an improvement. It was thought Marina Villas might be able to get the mulch from Keowee Key. Diseased and dying shrubs and hedges were also discussed. The Board and landscape committee will do a walk-around to get a better idea of needs before approaching Merryscapes.

Irrigation was discussed. It was noted that Cove view and East Blue Heron both needed some irrigation repairs

A possible additional gutter cleaning was discussed. This could possibly help with fascia problems.

Next Meeting Date:

The next meeting date of the Board is scheduled for March 7th at 9 AM at the Whitewater Room.