

MARINA VILLAS BOARD MEETING MINUTES

TUESDAY, JANUARY 20, 2026

9:00 a.m.

Location: Lakeview Room – North Marina Building

Attendees: Steve Rosenburg, Susan Dougherty, Bob Dougherty, Patty Muehling, Janet Mulford, John Brubaker, Geig Lee

1) **Financial Review & Forecast**

- a) 2025 final numbers and 2026 forecast – Reviewed budget and forecast. We agreed that all looked in line with plans.
- b) Audit – Determined it was time for an audit. Geig agreed. Bob & Janet will audit Foothills on Mon 1/26 @ 9:00. (Cancelled due to storm) To be rescheduled.

2) Capital spending budget and priorities.

3) **Ongoing business**

- a) **Amendment follow-up** – Discussed that we have not reached a quorum on our vote 2025 vote package. We still need six residents to respond to reach a quorum; we assigned Board members to reach out to residents to remind them to vote or assign their vote to the board. This is the last issue needed to close out 2025 books.
- b) **Maintenance punch list** – The list is still small. Unit 122 downspout and Deck repairs on 122, estimated to be \$8-9K, are priorities. Steve reported that door termite damage on 146 also remains to be completed. Steve and Geig walk the neighborhood to inspect any current issues and will create and prioritize a new punch list.
- c) **Emergency Response Program** – John explained that he is part of an overall Keowee Key safety program that is designed to aid residents in the time of emergency. The neighborhoods have been divided into small groups, and each group has an assigned “Marshal” that will help and communicate during times of disasters. John is the Marshall for Marina Villas. He has created a SPOND communication page and will be asking residents to join for communication purposes.
- d) **Unit 132 Inspection Report** - The unit has been sold, and new owners are asking the board for repairs that may not be board responsibility. Geig will meet with them and review issues and advise how to move forward.
- e) **Tree removal request** – Unit 338 has requested tree removal. There is 1 Tree behind Carols that also needs attention. MV has a total of four candidates for removal, Steve will get a quote to have them removed and apply for CARE approval to take them down.
- f) **Roof Algae treatment** – Received a bid of \$9K to treat all the buildings with algae issues. Approved to move forward with this project.

- g) **Marina Drive entrance traffic control** – There are some residents that are cutting the left turn short when turning from Marina Dr to EBH. Steve will request KK to add reflective paint to road to define the lane and turning radius.
- h) **Marina Drive Entrance Landscaping** – John will meet with Robin to discuss a quote for cutting back plantings and mulching the entrance.
- i) **Window & Front Porch Cleaning** – Patty will begin the process of getting bids for our spring window and porch cleaning.

Next Meeting Scheduled for March 11th, 9:00 - Lakeview Room