

Coach Homes at Mariners' Village  
Board of Directors Meeting Minutes  
October 28, 2019

Board Members Present: Robin Burgess, Vice President  
Susan Piner, Secretary  
Kathy Currie, Director  
Patty Pekins, Director

Board Members Absent: Chris Shenk, President

Others in Attendance: Kristina Renick, P&R Housing Management  
Owners as per sign-in sheet

**Call to order, notice of meeting and roll call**

Robin Burgess, President, called the meeting to order at 6:37 pm, stating that notice of the meeting was posted on the bulletin board, in the newsletter, on Facebook, and by sign at the entrance. She called the roll, noting that a quorum was established.

**Approval of prior meeting minutes**

Burgess asked if anyone had any questions or additions to the September 23<sup>rd</sup> meeting minutes. There being none she called for a motion to approve.

Motion: Susan Piner, Secretary, motioned to accept the prior meeting minutes as provided

Second: Patty Pekins

In Favor: All

Opposed: None

The motion carried unanimously

**Reports of Officers and Committees**

Treasurer's Report – Kristina Renick, Interim Treasurer, stated beginning and ending balances for operating and reserves, as well as income and expenses for the month. The association is \$1,414.02, and \$1,205.84 over budget for the year.

Motion: Kathy Currie motioned to accept the Treasurer's report as presented

Second: Pekins

In Favor: All

Opposed: None

The motion carried unanimously

Management Report – Kristina Renick, Property Manager, presented the management report as distributed to the board providing updates on projects in progress and completed. She stated that the final invoice for the insurance claims repair at 2386 was received and was higher than expected. The invoice was requested changed to what the proposal accepted by the insurance carrier reflected and a separate invoice so a change order can be submitted. Payment of the

remaining balance will be done once the carrier accepts the additional work. She reviewed situations with two unapproved tenants and status of obtaining needed information, projects completed include the cabana kitchen renovation, staining of 4813-8 patio, 2392 and 2403 electrical panels were replaced, the soil is being scheduled for replacement, a new chemical box was purchased for the pool area, the deck at 2409-7 was painted, 2418-4 posts were secured, several roof leaks were repaired, several streetlights repaired, a large plumbing leak was repaired in front of 4700-9, the dumpster enclosure on Bridle Path was replaced, the uneven sidewalks were grinded down, the planter between Buggy Whip and Coach House was trimmed back and cleaned, and other items were completed also. A short question and answer session followed.

Motion: Piner moved to accept the manager's report as presented

Second: Currie

In Favor: All

Opposed: None

The motion carried unanimously

### Committee Reports

*Architectural Review Committee* – No Chairperson.

*Budget Committee / Hurricane Committee / Rules & Regulations Committee* – Kathy Currie, Chairperson, stated that for the budget she is waiting for additional information on the website cost, and asked if dryer vent cleaning by the association is being considered. Renick stated at a prior meeting it was decided not to include the service. Currie will post a notice for a budget meeting November 4<sup>th</sup>, 2019 at 6:30 pm. We are almost at the end of Hurricane Season, but things keep showing up. We have been fortunate so far. The rules and regulations all seem to be okay.

*Common Hallway / LTD Common Area Committee* – Russ Bache, Chairperson; absent  
*E-Newsletter/Facebook/Website* (<https://coachhomesmv.mycommunitysite.app/>) – Chris Shenk, Chairperson; absent.

*Fine Committee* – Donna Rodgers, Chairperson; absent

*Grant Committee* – No Chairperson

*Historian* – Robert Hamilton, Chairperson; absent

*Lake Restoration Committee / Neighborhood Watch Committee* – Patty Pekins, Chairperson, stated the lake has some grass growing around the sides. If you have a rake, please pull it ashore. Burgess stated that dead vegetation appears when the water rises. An owner stated there are big white mushrooms under the hedge by his unit. Burgess recommended leaving them to die so spores do not spread while being plucked. Pekins stated that two cars were stolen, and others vandalized, requesting that all residents be aware. She recommended to turn on lights in the front and back, lock your car doors, take belongings out of view, park in your garage, and lock your car door even when in the garage. If owners coming home late would drive through the community and report suspicious activity, it would assist in protecting everyone. Burgess explained that Ring doorbells and cameras are permitted with prior ARC written approval. Ring doorbells are not permitted for units with a common entry door. Discussion ensued.

*Landscaping Committee / Parking and Towing Committee* – Robin Burgess, Chairperson, stated she is working on a few projects; she would like to see something planted in planter between Buggy Whip and Coach House, as well as plants or a gate installed between Coachman’s and Michigan in three spots where owners cut through the hedge. Discussion ensued. As for parking there are always one or two with expired tags. A commercial vehicle belonging to an owner is parked on property and has been requested to cover the vehicle or park in the garage.

*Masters Assn. Rep.* – Bob Hamilton, Chairperson; absent  
*Social Committee* – No Chairperson.

## **Old Business**

### Concrete ramp by mailboxes & sidewalk replacement 4807

Burgess reviewed the proposal provided by Aqua Cops and Property Resource One noting there are proposals for ADA compliancy and non-ADA compliancy.

Motion: Currie motioned to go ADA compliant

Second: Burgess

In Favor: All

Opposed: None

The motion passed unanimously

Motion: Piner motioned to approve the ADA compliant proposal provided by Property Resource One at a cost of \$1,400

Second: Pekins

In Favor: All

Opposed: None

The motion passed unanimously

## **New Business**

### Budget Discussion

Burgess stated we already talked about the budget. Renick reminded the board that, to avoid any delay in approving the 2020 budget prior to the start of the year, the Budget Committee should be prepared to present the proposed budget to the Board at the November 2019 board meeting. The Board should be prepared to accept the proposed budget at that meeting.

### Electrical Panel 2426

Renick stated that a concern was received from an owner a month ago. The concern coincided with an OUC power outage and no additional concerns have been reported. Discussion ensued.

Motion: Currie motioned to table the replacement and revisit the need in 2020.

Second: Pekins

In Favor: All

Opposed: None

The motion passed unanimously

## **Adjournment**

With no further business to discuss Burgess called for a motion to adjourn. Currie moved to adjourn, Piner seconded, and the meeting was duly adjourned at 7:29 PM.

## **Open Forum**

### **Vendor Fair & Garage Sales**

Burgess stated that the community garage sale is coming up November 9, 2019. The biggest concern is parking, and each resident participating is responsible for where people park. We have replaced a lot of irrigation heads due to parking on the grass. An owner asked if a signup sheet for the garage sale will be posted. Burgess stated possibly, but there is no charge this year to participate.

An owner stated that they have a drain that cannot be accessed with a snake asking how to remove hair from the plumbing drain. Burgess stated that she pours Drano down the drain periodically and she has never had an issue.

Open forum ended at 7:35 pm.

Respectfully submitted:

Kristina Renick, LCAM