



MARINER'S COVE INTERIM MEETING OF THE BOARD OF DIRECTORS

Date: May 4, 2026
Start Time: 9:30 AM
End Time: 10:30 AM
Held on Zoom: Each member's location
Zoom Meeting ID: 818 8953 7314 Passcode: 353907

Next Meeting: June ?, 2026

MAIN OVERVIEW

The interim board meeting focused primarily on two main issues: addressing the non-responsive situation with Guy Kitchell's outstanding financial obligations and discussing landscape rules for plantings and decorations. The board voted to suspend Kitchell's facility privileges if no response is received within the 90-day judgment period. Regarding landscape rules, the board reviewed Marcia's detailed proposal but agreed to simplify the approach, limiting potted plants to two per ground-floor unit with consistent coloring, while prohibiting ornamental decorations entirely. The board also discussed enforcement challenges and decided to consult with the landscape committee before finalizing new rules. Additional topics included concerns about the irrigation system timing due to construction, potential electrical issues with dock posts, and plans for new benches around the property.

SUMMARY

Guy Kitchell Facilities Suspension Discussion

The team discussed the Guy Kitchell situation, noting that an email sent earlier had not received a response. Jim suggested they should consider suspending Kitchell's use of the facilities to prompt action.

Owner Privilege Suspension Discussion

Jim proposed suspending Guy Kitchell's owner's privileges due to unpaid dues and discussed potential next steps, including consulting with a collection lawyer if the situation continues. The group discussed the possibility of removing the owner's boat from the marina if it is already in a slip, with Jim suggesting they could contact the Sheriff's department for assistance. Jim agreed to draft an email announcing the suspension and circulate it for comment, with the possibility of adding language about the boat if it has already been placed in a slip. They voted to suspend the Kitchells' facility use, including marina access, if no response is received within 90 days.

Landscape Rules

The landscape rules, while everyone acknowledged Marsha's detailed proposal, there was debate about the challenges of creating specific rules and the difficulty of enforcement. Jon expressed concern that overly specific rules might create loopholes, while Steve highlighted enforcement challenges, and Kim raised questions about consistency in applying rules to different residents.

The board discussed enforcing landscape rules for patios, with Kim and Steve expressing concerns about implementation challenges. Jim reviewed Marsha's proposal, which included allowing up to three pots on patios, one potted plant or hanging plant in mulch areas, and clarification on patio umbrellas. The group agreed to review Marsha's proposal and provide feedback, with the majority supporting restrictions on ornamental decorations while discussing the potential impact on curb appeal.

Outdoor Decorations Rules Discussion

The group discussed rules regarding outdoor decorations and items at Mariners Cove. They reviewed past incidents involving inappropriate patio items, including gaudy decorations and a fire pit that caused smoke issues. The discussion centered on bird feeders, with Jon expressing concerns about them attracting mice, though the group noted they are currently allowed as an option for ground floor residents. The conversation concluded with consideration of potentially restricting bird feeders on the ground floor due to pest concerns, though no final decision was made.

Potted Plants in Common Areas

The group discussed rules regarding potted plants and decorations in common areas, particularly focusing on differences between ground floor and upper floor units. Jim explained the distinction between common areas, limited common areas, and exclusive use areas, noting that ground floor walkways are common areas where rules should be enforced. The discussion centered on whether to allow potted plants in these areas, with Jim suggesting a limit of two pots per ground floor unit rather than the proposed three, and emphasizing the need for consistent coloring of pots for aesthetic purposes.

The landscape committee discussed rules for potted plants in common areas, focusing on maintaining consistency in appearance while allowing flexibility for residents to participate. They agreed to limit each resident to two pots, with a consistent color scheme (primarily blue, beige, and gray) for pots placed in visible areas like walkways and driveways. The committee decided to consult with Trudi and Judy about implementing these rules, particularly regarding how to handle maintenance responsibilities and address concerns about upper-floor residents placing plants in common areas.

Ornamental Plant Maintenance Guidelines

The group discussed issues with ornamental plants on common property, particularly addressing dead plants that need removal and establishing guidelines for plant maintenance responsibilities. They agreed to be cautious about turning on the irrigation system due to ongoing construction lifts and painting activities, with Jim noting they typically wait until August. The discussion also touched on the need to clarify which areas are covered by the irrigation system, particularly regarding wildflowers near the water, with Steve suggesting they should avoid watering during construction activities to prevent potential issues with wind blowing water onto buildings.

Facility Maintenance and Repairs Discussion

The team discussed potential electrical issues with wires that could be affected by erosion over time, with Jim agreeing to ask Mike O'Mara to inspect and stabilize them. They also addressed the need to replace some exterior doors, with a contractor scheduled to provide an estimate. Kim reported on plans to install a new air conditioner in the library, with Jim offering to share Consumer Reports recommendations for quiet, suitable units. Kim also mentioned replacing plants in pots near the pool area.

POTS Placement Reimbursement Policy Discussion

The group discussed reimbursement policies for POTS (plants) placement, deciding that owners would be responsible for costs in common areas like elevator entryways, while the board would cover plants in front of the clubhouse and pool areas. Mariners Cove reported progress on bench construction, with Trudi meeting with Greg to discuss timing and placement, which will be communicated to residents soon. Steve agreed to help Karen interview handymen who replied to the on-line request for workers to install the handrails.