



The Cove of Seminole County HOA, Inc.  
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## MINUTES

### Board Meeting

Date: October 25<sup>th</sup>, 2018

Place: Lake Mary Sheriff's Office

805 Primera Boulevard

Time: 6:30 PM

### **Board meeting called to order:** 6:30pm

**Attendance (verification of quorum):** The quorum was established as Ron Schade, Chris Gonzales, JR Goodman (left at 7:58pm) and Ramesh Bakhru were present. Yvette Baldonado represented Community Management Specialists, Inc.

**Previous Meeting Minutes:** Ron made a motion to approve the meeting minutes from 9/27/18, seconded by Ramesh and approved 4-0.

**Manager's Report:** As of 9/30/18, the Association has \$347,310.05 in cash of which \$252,586.90 is comprised of reserve funds. The month of September yielded \$8,395.56 in income, \$7,407.03 in expenses for a net of \$988.53. January through September has yielded \$78,356.60 in income, \$71,695.71 in expenses for a net of \$6,660.89. Accounts Receivable through 9/30/18 - \$6,652.97. The Board reviewed the collection report.

- COV0004 - \$1,279.04 – Attorney sent NOIF and Lien letter to homeowner.
- COV0027 - \$384.73 – Intent to Lien issued on 9/21/18 and will expire on 11/5/18.
- COV0031 - \$667.86 – Sent ledger to attorney on 9/28/18 to open for collections.
- COV0036 - \$387.85 – Intent to Lien issued on 9/21/18 and will expire on 11/5/18.
- COV0044 - \$864.16 – Sent ledger to attorney on 9/28/18 to open for collections.
- COV0056 - \$879.18 – Received \$250.00 from attorney on 10/19/18 and will post to the homeowners account.
- COV0058 - \$864.16 – Sent ledger to attorney on 9/28/18 to open for collections.
- COV0061 - \$395.10 – Intent to Lien issued on 9/21/18 and will expire on 11/5/18.
- COV0103 - \$739.16 – Sent updated ledger to attorney.
- COV0107 - \$645.78 – Sent ledger to attorney on 9/28/18 to open for collections.
- COV0108 - \$341.37 – Intent to Lien issued for past due assessments. Expires on 11/5/18.
- Chris made a motion to approve the financials, seconded by Ron and approved 4-0.

### **Business Items:**

- Board discussed the 2019 Proposed Budget. As Ed is out of town the Board will meet and work the numbers and decide if the assessments will be increased or remain as is. Once this is done they send the budget to management to send out with the meeting notice as per the governing docs.

- Board discussed the speeding issue in the community. A deputy was present and stated that if there is a traffic agreement with the county they can come out to the community and enforce all statutes. Management will contact Seminole County Traffic Division and inquire about the traffic agreement. The deputy also stated that the Association can inquire with the Sheriff's office regarding a radar recorder. Management will contact the Sheriff's office.
- Board discussed 2019 meeting dates. Management will book the last Thursday of each month with the Lake Mary Sheriff's office.
- Board made mention that the community recently lost resident Kevin Contessa, and appreciate everything that he has done for the community.

**CCR:**

- Board discussed enforcing Article X in the governing docs, which states that an owner fails to maintain their lot or any improvement that is satisfactory to the Association, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, has the right through its agents & employees to enter the lot and repair, maintain and restore the exterior building and any other improvements erected thereon. The Board must furnish written notice to the Owner to the effect that, unless specified repairs or maintenance are commenced with fifteen (15) days after the mailing of the notice, and thereafter diligently pursued to completion, the Association may procure said repairs. The cost of such exterior maintenance or grounds maintenance shall be assessed against the subject home and such assessment shall be a charge on the land and shall be a continuing lien upon the lot. Non-payment of such assessment within thirty (30) days from the due date may result in foreclosure of the lien or an action at law against the Owner(s) of the lot. Management will inquire with the attorney if they have a sample letter that can be utilized for this purpose.
- Ramesh made a motion that any violation that has received the 30 day & 14 day letters and haven't cured their violations are to be sent to the attorney, seconded by Ron and approved 3-0.

**Adjournment:**

- With no other business to discuss the meeting was adjourned at 8:20 PM.