



The Cove of Seminole County HOA, Inc.
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MINUTES

Board Meeting

Date: September 27th, 2018

Place: Lake Mary Sheriff's Office
805 Primera Boulevard

Time: 6:30 PM

Board meeting called to order: 6:33pm

Attendance (verification of quorum): The quorum was established as Ron Schade, Ed Hanna (arrived at 6:37pm), JR Goodman (left at 7:50pm) and Ramesh Bakhru were present. Yvette Baldonado & Kia Cuttino represented Community Management Specialists, Inc. Karen Wonsetler represented Wonsetler & Webner. Karen Wonsetler was invited to the meeting by President Chris Gonzales to discuss the waterfront clearing situation.

Previous Meeting Minutes: Ed made a motion to approve the meeting minutes from 8/23/18, seconded by Ramesh and approved 4-0.

Manager's Report: As of 8/31/18, the Association has \$347,615.28 in cash of which \$251,502.75 is comprised of reserve funds. The month of August yielded \$8,382.37 in income, \$10,054.87 in expenses for a net loss of (\$1,672.50). January through August has yielded \$69,961.04 in income, \$64,264.49 in expenses for a net of \$5,696.55. Accounts Receivable through 8/31/18 - \$8,070.75. The Board reviewed the collection report.

- COV0004 - \$1,080.61 – Sent updated ledger to attorney for NOIF & Lien.
- COV0013 - \$354.04 – Intent to Lien issued for past due assessments. Expires 11/5/18.
- COV0027 - \$343.17 – Intent to Lien issued for past due assessments. Expires on 11/5/18.
- COV0031 - \$350.07 – Homeowner didn't pay ITL fee and hasn't paid July assessments. Would board like to send to attorney?
- COV0036 - \$346.29 – Intent to Lien issued for past due assessments. Expires on 11/5/18.
- COV0044 - \$669.81 - Intent to Lien expired on 8/9/18. Sent to attorney for collections.
- COV0056 - \$683.84 – Per the attorney, the homeowner will be paying \$205.00 on 8/21/18 and the balance of \$200.00 on 9/5/18 and the homeowner's account will be up to date.
- COV0058 - \$669.81 - Intent to Lien expired on 8/9/18. Sent to attorney for collections.
- COV0060 - \$154.40 – Homeowner is requesting for the \$150.00 ITL fee to be waived.
- COV0061 - \$353.46 – Intent to Lien issued for past due assessments. Expires on 11/5/18.
- COV0103 - \$544.81 – The date hasn't been reset by the court as of today for the eviction process.
- COV0105 - \$343.95 – Intent to Lien issued for past due assessments. Expires on 11/5/18.
- COV0106 - \$343.17 – Intent to Lien issued for past due assessments. Expires on 11/5/18.

- COV0107 - \$383.75 – Homeowner didn't pay ITL fee and hasn't paid July assessments. Would board like to send to attorney?
- COV0108 - \$341.37 – Intent to Lien issued for past due assessments. Expires on 11/5/18.

Business Items:

- Ramesh made a motion to send COV0031 to the attorney, seconded by Ron and approved 3-0.
- Ron made a motion to send COV0107 to the attorney, seconded by Ramesh and approved 3-0.
- Ramesh made a motion to not waive the \$150.00 ITL fee for COV0060, seconded by JR and approved 3-0.
- Karen Wonsetler explained the regulations with St. John's River Water Management District (SJRWMD). Permit is a restriction and can be enforced against the Association. The Association is responsible for actions of the homeowners. SJRWMD could seek an injunction against the Association if a permit isn't followed. Karen Wonsetler recommends that the Association notify homeowners of what they have to do in order to receive permission from SJRWMD. The Association can take action & do curative measures to bring back to compliance.
- Ron mentioned that a homeowner on Tidal Pool Cove has planted rice patties and has placed No Trespassing signs on common area. He will get pictures and the address and send to management in order to send a violation notice.
- Jr made a motion to move \$1900 from Reserves – Storm Drains to Operating for the recent storm drain repair, seconded by Ramesh and approved 4-0.
- Board reviewed camera bid from BOPAM. Jr made a motion to approve the BOPAM bid for \$4,603.00, seconded by Ron and approved 4-0.
- Ron mentioned that cars are entering through the exit gate when they are unable to gain entrance through the entrance gate. Bart from Access Reliability is changing the timing on the exit gate.
- Board discussed the bid from Precision Paint & Construction for repair of the storm drain lid & 24 sidewalk joint grinds for \$1950.00, seconded by Ed and approved 4-0.

CCR:

- COV0106 – Sidewalks are filthy. Board wants to know how the inspector missed this.
- Board is holding off on reviewing the CCR so they can discuss why so many homeowners have violations and are not curing them.

Adjournment:

- With no other business to discuss the meeting was adjourned at 8:30 PM.