



The Cove Homeowners Association, Inc.
71 S. Central Ave.
Oviedo, FL 32765
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Minutes

Board Meeting

October 29, 2019

Schade Residence

3282 Safe Harbor Ln.

Lake Mary, Fl. 32746

6:30PM

Call to Order: Ron called the meeting to order at 6:31pm

Attendance: The quorum was established as Carlos Asturrizaga, Rahul Mehta and Ron Schade who were present. Janet Washington and Rita Broyles represented Community Management Specialists, Inc.

Proof of Notice: Carlos confirmed posting of the notice 48 hrs prior to the meeting

Previous Meeting Minutes: Carlos motioned to approve the previous minutes. Seconded by Ron, voted and passed unanimously (3-0)

Financials:

As of 9/30/19, the Association had \$380,827.45 in Cash of which \$249,744.13 is comprised of Reserve Funds. The month of September yielded \$9,324.97 in Income and \$7,499.47 in Expenses for a Net Income of \$1,825.50. January through September has yielded \$86,883.15 in Income and \$85,878.91 in Expenses for a Net Income of \$1,004.24. Accounts Receivable as of September was \$8,515.34.

Business Items:

- Rita presented the board with the 2020 Proposed Budget. The board requested a few changes to the line items and discussed increasing the assessment to coincide with the Reserve Study. Ron made a motion to increase the assessment from \$209.00 to \$229.00/per home Quarterly. This was seconded by Rahul and passed unanimously (3-0).
- Rita explained the Financial Report and bad debt. Ron made a motion to write off the bad dept amount of \$11,239.97. This was seconded by Carlos and passed unanimously.
- Janet advised the board that they should not be negotiating directly with vendors and CMS should be used as a liaison to communicate.
- The board was provided with an outline of how the violation process works and example letters of the notices that are sent.
- The board discussed response letter from homeowner responsible for broken camera and decided to move forward as planned if payment isn't made as agreed.
- The board requested a new contract be submitted for 2020 with Complete Access for gate Maintenance.
- The board was presented the 2020 CMS Contract but decided they wanted to wait until the entire board was present before signing.
- The board was advised of missing street sign on the corner of Teak Pl. and Reagan Trail and was provided a quote of \$35 for a replacement sign and \$75 for installation. Carlos made a motion to have the sign repaired which was seconded by Rahul and passed unanimously (3-0).
- The board discussed contracts with mowtime and community lawn and pest, Carlos stated he received a proposal from Mayday and discussed switching. The board decided to table this for the next meeting.

CCR:

- The board reviewed the violation report and requested a violation letter be sent to COV11106 for the van with expired tags
- The board requested CMS closely monitor the fence violation for COV11091 to avoid additional lawsuits in the future.

Collections:

- The board reviewed the collection report and inquired as to how COV18755 could be sold with an outstanding balance and requested more information.
- The board also discussed the request from COV11108 to waive ITL fees. Ron made a motion to deny the request to waive, which was seconded by Rahul and passed unanimously (3-0).

Open Forum:

- Kathy presented pictures of hedges blocking line of sight around the corner. board agreed it was dangerous and requested a letter be sent to the homeowner to trim them back.
- Basil provided a request in writing for a copy of the 2018 and current financials be mailed to him.

Adjournment: With no further business to discuss, Ron made a motion to adjourn the meeting at 8:56pm.

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