



The Cove Homeowners Association, Inc.  
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## **Minutes**

### **Board Meeting**

December 19, 2019

Lake Mary Sheriff's Office

805 Primera Blvd

Lake Mary, Fl. 32746

6:30PM

**Call to Order:** Brenden called the meeting to order at 6:36 PM.

**Attendance:** The quorum was established as Carlos Asturrizaga, Rahul Mehta, Ramesh Kumar, Brendon Sullivan and Ron Schade were present. Janet Washington represented Community Management Specialists, Inc.

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

**Previous Meeting Minutes:** Ron motioned to approve the previous minutes from the meeting on November 21, stating that the second page were just notes and not part of the minutes. This was seconded by Carlos and passed unanimously (5-0)

### **Financials:**

As of 11/30/19, the Association had \$391,231.22 in Cash of which \$257,281.01 is comprised of Reserve Funds. The month of September yielded \$9,850.43 in Income and \$8,727.63 in Expenses for a Net Income of \$1,122.80. January through November has yielded \$107,375.49 in Income and \$114,605.84 in Expenses for a Net Loss of (\$7,230.35). Accounts Receivable as of November was \$9,726.04.

### **Business Items:**

- The board discussed some issues they had with the gate in November and power at the entrance. The board thought they should have an electrician selected for when they need repairs. Brenden suggested Just in Time. The board discussed changing the sensors at the entrance in the future.
- The board reviewed ARB Committee meeting minutes and applications submitted. The board discussed the application from COV11084 and their concerns if the homeowner were to build without permits.
- Janet provided the board with names and contact information for three Reserve Study companies. Brendon stated he will reach out to each one to request a quote.
- The board discussed Air B&B and short-term rentals. Janet read the examples of some restrictions other communities put in place. The board expressed their concerns of having various people getting gate access and concerns for limiting homeowner's income. Board members discussed restrictions such as no one day rentals, so single person renters, homeowners account must be in good standing (no violations or collections) ect. The board requested copies of restrictions other communities put in place and tabled this topic for the next meeting.
- The board stated they felt there were not enough lights after the LED upgrade and thought that maybe tree trimming would help. Janet provided the contact info for the representative from FPL who inspected in Sept and stated the lights were sufficient.
- Brendon provided a draft for the first page of the Jan-Feb newsletter. The board provided other items that should be included such as a holiday décor contest with a prize of a \$50 gift card, led light upgrade in the community and the BOD meeting dates for the rest of the year.
- The board discussed the Wang and Goodman cases. A settlement offer was received however the board decided to decline. This motion was made by Ramesh, seconded by Rahul and passed unanimously (5-0).

**CCR:**

- The board reviewed the violation report and requested a violation letter be sent to the homeowner on Teak who has a trailer on the side of their home.
- The board inquired about the fence violation for COV11091. Janet advised CMS has been in constant communication with the fence company who installed it, provided them the governing documents and previous emails where it states the correct fence placement.
- The board discussed violation for COV11090. Ramesh made a motion to send to attorney. This was seconded by Ron and passed unanimously (5-0).
- The board discussed the violations for COV18371 and stated due to the mass improvement all their violations should be closed.
- The board reviewed the homeowner's response for the violations on COV11180. They decided that enough time has passes and that a second notice should now be sent.

**Collections:**

- The board reviewed the collection report and requested a timeline for the process and definitions for some of the terms.
- The board discussed COV11080 and inquired why the process started so late for them and so quickly for other homeowners.
- The board inquired if Angie T. would be able to attend a meeting to discuss the collection report.

**Open Forum:**

- No homeowners present.

**Adjournment:** With no further business to discuss, Brendon made a motion to adjourn the meeting at 8:27 PM.

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