



The Cove Homeowners Association, Inc.
71 S. Central Ave.
Oviedo, FL 32765
Office/407.3597202
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Minutes
Board Meeting
August 28, 2019

Call to Order: At 6:36pm

Attendance: The quorum was established as Brendon Sullivan, Carlos Asturrizaga, Rahul Mehta and Ramesh Kumar 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: Carlos motioned to approve the previous minutes. Seconded by Ramesh, voted and passed unanimously.

Financials:

As of 7/31/19, the Association had \$378,224.03 in Cash of which \$288,367.31 is comprised of Reserve funds. The month of July yielded \$9,462.95 in Income and \$9,139.39 in Expenses for a Net Income of \$323.56. January through July has yielded \$68,127.39 in Income and \$70,533.12 in Expenses for a Net Loss of (\$2,405.73). Accounts Receivable as of July was \$11,387.39. Brendon made a motion to accept the financials. Seconded by Ramesh and passed unanimously.

Old Business Items:

- An update on **Wang vs. Cove** and **Cove vs Goodman** was provided. Both are awaiting the assignment of trial dates.
- Board confirmed LED lights were installed but wanted to request FPL come to asses and determine if more lights are needed
- ARB Committee Report- No ARB info received, it may have been emailed to previous CAM. Board with update ARB committee with new contact info

New Business Items:

- Introduction of new CAM
- Board scheduled Budget meeting for Oct.17th and requested a budget template
- Board requested the dates the annuals were changed from Mowtime in 2019
- Board discussed future projects: Reserve Study and Revamping the mailboxes

CCR:

- The board reviewed to violation report and discussed violations for pressure washing and sod. Brendon made a motion to put these violations on hold until after the newsletter is sent out (mid sept). This was seconded by Rahul and passed unanimously.
- Board confirmed that after 2nd notice violations should be sent to attorney
- Board decided to close the following violations: COV10941, COV11075, COV10986, COV11053, COV11033, COV10959, COV10967, COV11018, COV18386, COV10931, COV11021, COV18386
- Board requested the status of COV11095
- Board requested a sample copy of the violation notices that are sent out and an outline of the procedure

Collections:

- Board requested updates **on** COV11036, COV11046 and COV10941
- Brendon made a motion to send COV10978 to attorney. This was seconded by Rahul and passed unanimously.
- Board reviewed request to waive intent to lien for COV11108 and requested homeowner's payment history before deciding.

Adjournment: Ramesh made a motion to adjourn the meeting at 8:20pm.

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