



The Cove Homeowners Association, Inc.
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Minutes

Board Meeting

February 28, 2020

Lake Mary Sheriff's Office

805 Primera Blvd

Lake Mary, Fl. 32746

6:30PM

Call to Order: The meeting was called to order at 7:47 PM.

Attendance: The quorum was established as Carlos Asturrizaga, Rahul Mehta, Ramesh Kumar 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: The Minutes from the last meeting held on Jan. 23, 2020 were not available for review and approval.

Financials:

As of 1/31/20, the Association had \$406,857.95 in Cash of which \$266,030.03 is comprised of Reserve Funds. The month of January yielded \$10,246.35 in Income and \$10,898.41 in Expenses for a Net Loss of (\$652.06). This was due to the cost for tax preparation and will even out to what was budgeted for by the end of the year. Accounts Receivable as of November was \$14,659.50.

Business Items:

- Carlos stated he was concerned about the condition of the fire hydrants in the community and after researching, discovered they had not been inspected in five years. He contacted the county and arranged for them to be tested and repainted. He stated they have already completed one section of the community.
- Carlos provided an update on the request to FPL to install more LED lights. He stated at this point the inspection has been completed and he is waiting for a quote to install the additional lights recommended.
- Ron voiced his concerns with speeding throughout the community and people not stopping at the stop signs. The board discussed adding additional stop signs and Ron suggested they hire an off duty officer to set speed traps in the community. The board requested CMS obtain quotes and the board will determine place and times for police to try to catch violators.
- The board reviewed the estimate from Forsite to replace the missing Teak Pl. street sign. Ron made a motion to approve the estimate for \$386.70. This was seconded by Ramesh and passed unanimously (4-0).

CCR:

- The board inquired about the fence violation for COV11091. Janet advised all correspondence has been sent. The board asked that all documentation be resent to them again to review again and they will try to talk to the homeowner. This violation will be on hold until the next meeting.
- The board discussed the violation history for COV11095. Since the homeowner has responded to the violation and it has already been sent to the attorney, the board requested this violation be put on hold.
- The board discussed violation for COV11046 and COV11047. Ramesh made a motion to send both to attorney. This was seconded by Rahul and passed unanimously (4-0).
- The board discussed the violation for COV11090 and requested the violation should be closed.

- The board requested a violation to COV11012 regarding their exterior paint and shutters.

Collections:

- The board reviewed the collections report and agreed to start the lien Foreclosure process for COV11046 and COV10941. This motion was made by Ron, seconded by Ramesh and passed unanimously (4-0).
- The board inquired why so much time passes between steps on the collections. Janet stated they have to give the homeowner 45 days in some cases to respond and some steps require board approval. Janet referred the board to the Collection Procedure Outline she provided by email.

Open Forum:

- No homeowners present.

Adjournment: With no further business to discuss, Ramesh made a motion to adjourn the meeting at 9:00 PM.

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