



The Cove Homeowners Association, Inc.
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Meeting Minutes

Annual Meeting

July 29, 2020

Online Zoom

6:30PM

Call to Order: Brendon Sullivan called the meeting to order at 6:56 PM.

Attendance: A quorum of 30% (39/129) of homeowners were required to in order to attain quorum and 7 were present by proxy. The meeting was conducted online due to COVID-19 Pandemic and Social Distancing requirements from law enforcement, therefore, quorum needed to be established by proxy. Seven proxies were received, quorum was not established. Carlos Asturrizaga, Rahul Mehta, Ramesh Kumar, Brendon Sullivan, Ron Schade and Attorney Dan Pilka were present to represent the Board. Janet Washington represented Community Management Specialists, Inc.

New Business:

- The Board introduced themselves to the homeowners in attendance. The Board also provided an update on the projects completed over the course of the year including the instillation of new LED streetlights and the inspection and repainting of the fire hydrants throughout the community as this had not been done in the past few years.
- Carlos Asturrizaga explained the project that he is currently working on to get a turning lane into the community, added on Old Lake Mary Rd.
- No candidate forms were received prior to the meeting and no nominations were made from attendees to fill the two Board positions open for election. The current Board members Carlos Asturrizaga and Ron Schade will rollover their current positions on the Board. The Board will schedule the Organizational Meeting for the third Thursday of August.
- The community was mailed proxy forms to vote for six different Proposed Amendments. 90% approval was required in order for them to be passed. The results are as follows:

Proposed Amendment #1	36 Approved	7 Disapproved	Not Passed
Proposed Amendment #2	32 Approved	12 Disapproved	Not Passed
Proposed Amendment #3	33 Approved	11 Disapproved	Not Passed
Proposed Amendment #4	30 Approved	10 Disapproved	Not Passed
Proposed Amendment #5	30 Approved	13 Disapproved	Not Passed
Proposed Amendment #6	31 Approved	12 Disapproved	Not Passed
- The Board requested feedback from the community regarding the Proposed Amendments so that they can work towards getting them passed next year. They also solicited any new ideas the community had for Amendments they may want to see added in the future.

Open Form:

- George Mendonca inquired about having the bylaws changed regarding the 20ft setback from the rear requirement for fences. He stated that the fences are not flush with the neighbor's fences and it would be more aesthetically pleasing if all fences were all aligned in the front. The Board stated they will consider adding this to their Proposed Amendments for next year.
- Beverly Graham inquired if they would be voting for the same Proposed Amendments next year. The Board stated most likely it will be the same ones plus any additional ones requested by the community.
- An anonymous attendee inquired about when the next ARB meeting was scheduled. The Board explained not meeting has been held since March 2020 due to the Covid-19 Pandemic, all voting has been conducted by email.

- Another homeowner stated that he was concerned about the Pine Trees along the dry pond off Safe Harbor Ln and was worried that during the upcoming hurricane season, they could fall on the nearby power lines, causing them to lose power. The Board stated they have already assessed the situation and obtained an estimate and will discuss moving forward at next month's meeting. The homeowner also inquired about the ARB Committee approving tree removal requests and asked if they were requiring a permit and he thanked the Board for all their dedication and hard work on behalf of the community.

Adjournment: With no further business to discuss, Brendon made a motion to adjourn the meeting at 7:34 PM.

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