



The Cove Homeowners Association, Inc.
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Minutes
Board Meeting

May 28, 2020

Zoom

6:30PM

Call to Order: Brendon called the meeting to order at 6:33 PM.

Attendance: The quorum was established as Carlos Asturrizaga, Rahul Mehta, Ramesh Kumar, Brendon Sullivan and Ron Schade who were present. Janet Washington 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 from the meeting on April 23, 2020 seconded by Ron and passed unanimously (5-0). Carlos made a motion to approve the meeting minutes from the meeting on Jan. 23, 2020, seconded by Ron and passed unanimously (5-0).

Financials/Collections: As of 4/30/2020, the Association had \$423,899.53 in Operating Funds of which \$280,856.38 is comprised of Reserve Funds. The month of April yielded \$10,550.48 in Income and \$9,759.25 in Expenses for a Net Income of \$791.23. January through April (YTD) has yielded \$41,166.96 in Income and \$40,908.92 in Expenses for a Net Income of \$258.04. Accounts Receivable as of 4/30/2020 was \$12,835.84.

- The Board reviewed the Financial Report and commented they are pleased with the balance. There were no questions or concerns.
- The Board reviewed the Collection Report, Brendon made a motion to have the ITL process started 120 days after the payment due date, this was seconded by Carlos and passed unanimously (5-0). Janet advised that per the CMS contract it is currently done between 60-90 days but she will discuss this with Kevin Davis to see if the change is possible.
- Ramesh made a motion to waive the \$150.00 ITL charge for COV10986. This was seconded by Ron and passed unanimously (5-0).
- The Board requested an update on the collections for COV11046 and COV10941

Business Items:

- The Board reviewed the Collection Report and inquired if the ITL process can be started 120 days after the payment due date.
- Janet presented three estimates for Reserve Studies the Board requested. Carlos stated this should be tabled as their current reserve study is only three years old. The board agreed to table this until 2022.
- The Board discussed updating the mailboxes, Ron suggested having the current ones rebuffed. This subject was tabled for the next meeting.
- The Board reviewed the Proposed Amendments drafted by Pilka and Associates, the Board Requested a few changes and Carlos will resubmit for a final draft to be presented to the community.
- Janet provided the Board with design options for signs to be placed in three areas around the dry pond saying "No Motorized Vehicles" and "No Unauthorized Vehicles". Janet stated she would send the board a final draft of the signs for approval before ordering. Ron stated he will purchase the post and take care of the sign installation.
- Ron requested estimates to remove the pine trees in the common area behind his home and recommended Three Monkeys Tree Service as they have taken care of the trees in the past.

CCR:

- The Board requested the inspection date be changed to Wednesdays so that homeowners have time to put away trash receptacles.
- The Board asked to have COV11117 submit a new ARB application for the fence and inform the homeowner if it is denied by the ARB Committee to appeal it to the board.
- The board discussed the violation for COV11095, Ron made a motion to send to attorney for mediation, this was seconded by Ramesh and passed (4-1). Carlos was opposed. The Board requested a picture of the roof.
- COV11104-The Board requested the homeowner be asked for an update on the status of his insurance claim

Open Forum:

- No homeowners were present

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

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