



The Cove Homeowners Association, Inc.
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Minutes
Board Meeting

June 25, 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: 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 May 28, 2020 seconded by Ramesh and passed unanimously (5-0).

Financials/Collections: As of 5/31/2020, the Association had \$424,740.38 in Operating Funds of which \$285,764.93 is comprised of Reserve Funds. The month of May yielded \$12,882.55 in Income and \$11,505.03 in Expenses for a Net Income of \$1,377.52. January through May (YTD) has yielded \$54,049.51 in Income and \$52,413.95 in Expenses for a Net Income of \$1,635.56. Accounts Receivable as of 5/31/2020 was \$10,295.56.

- The Board reviewed the Financial Report and inquired why COV10941 was not on the Collection Report since their balance is \$2,669.32.
- The Board reviewed the Collection Report, Ramesh requested an update from the Attorney be added to the report for all the accounts that are With Attorney.
- Ramesh made a motion to deny the request to waive the \$150.00 ITL charge for COV11024. This was seconded by Rahul and passed unanimously (5-0).

Business Items:

- The Board reviewed the Final Draft of the Proposed Amendments and decided to hold a Town Hall meeting to discuss the Proposed Amendments by Zoom on July 16, 2020 6:30p-7:30p and the Annual/Special Membership Meeting on July 29, 2020 6:30p-8:30p on Zoom as well. The Board voted to not provide postage prepaid envelopes with the Notices.
- The Board requested that the letter to homeowners, provided by Mr. Pilka, be edited to reflect the new meeting information and include the zoom login credentials.
- Janet presented the estimate from Tree Monkeys to remove and trim the Pine trees near the dry pond per the Board's request. Ron stated only certain trees needed to be removed or trimmed and asked for an adjusted estimate. Carlos stated the trees are fine the way they are. The other Board members stated they will take a look at the trees and provide their feedback if action is needed or not but still wanted the revised estimate.
- Ron provided a summary of the Mediation Meeting for the Wang case. The case was not settled and Pilka, the attorney recommends going to court but requested a survey of the neighbor's yard. Carlos will contact the neighbor to get permission to access the property for the survey. Ron made a motion to approve having a survey completed. This was seconded by Ramesh and passed unanimously (5-0).
- Carlos confirmed he would be attending the Goodman Case mediation scheduled for July 7, 2020
- Ron stated there were PVC pipes that come out of the ground in the dry pond at the front of the community were missing lids. The Board requested Janet have the lids replaced as soon as possible.
- Ron announced he installed two of the signs for the dry pond and will install the third one shortly.
- The Board reviewed the Newsletter presented by Carlos and approved it be sent out after a few minor corrections and adding the date for the additional meeting in July. The Board stated they should try to be

collected homeowner's email address in the next edition.

- Ramesh requested that Ron set up the security cameras so that he and another Board member can have access in case Ron is ever unavailable. Carlos volunteered to also have access. Ron stated he will set up a meeting with the camera technician so the other Board members can have access to the recordings.

CCR:

- Janet advised the Board she will be completing the inspections personally going forward and the inspection day has been changed to Fridays per the Board's request.
- The Board reviewed the Violation Charter submitted by Kevin Davis, Brendon made a motion to accept the charter, this was seconded by Ron and passed unanimously (5-0).
- The board discussed the violations for COV11117, COV11097 and agreed to have them send to the Attorney, COV10988 move forward to the next step and COV11012 and COV11024 be allowed more time. This motion was made by Ramesh and seconded by Ron and passed unanimously (5-0).

Open Forum:

- No homeowners were present

Adjournment: With no further business to discuss, Brendon made a motion to adjourn the meeting at 8:21 PM.

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