



The Cove Homeowners Association, Inc.
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Minutes

Board Meeting

September 17, 2020

Zoom

6:30PM

Call to Order: The meeting was called to order at 6:46 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: The meeting notice was posted on the community website more than 48 hours in advance and Ramesh posted the notice at the entrance of the community more than 48 hours in advance.

Previous Meeting Minutes: The Board stated the Meeting Minutes from Aug. 27, 2020 are not yet available.

Financials/Collections: As of 8/31/2020, the Association had \$444,405.31 in Operating Funds of which \$300,493.93 is comprised of Reserve Funds. The month of August yielded \$10,009.13 in Income and \$11,226.46 in Expenses for a Net Loss of (\$1,217.33). This was due to legal fees and the cost of mailing out the Annual Meeting Notices along with Proposed Amendments. January through August (YTD) has yielded \$84,364.40 in Income and \$84,593.14 in Expenses for a Net Loss of (\$228.74). Accounts Receivable as of 8/31/2020 was \$6,040.01.

- The Board reviewed the Collection Report and the Board discussed a deadline for when they should remove the hold on ITL. They decided to wait until Oct 1st as they wanted to mail out the collection charter and newsletter to homeowner, explaining the collection policy.

Business Items:

- Rita presented the 2021 Proposed Budget to the Board and explained the changes she made. The Board inquired if they had enough funds to accommodate the Reserve Study recommendations and purchase the community mailboxes they were considering. Rita explained they have more than enough money in their reserves and operating accounts.
- Carlos made a motion to approve the budget, this was seconded by Ramesh and passed (3-1). Ron was opposed.
- The Board requested to have the mailboxes added to the next meeting agenda.
- Janet presented the 2021 CMS management contract. The Board inquired about section 11 regarding the collection policy. CMS explained that the collection policy the Board passes will supersede what is in the contract. The Board stated they will have the President sign the contract and submit it to CMS.
- Janet presented a revised estimate from Tree Monkeys to remove and trim the Pine trees near the dry pond per the Board's request. The Board stated they wanted to go look at the trees personally to determine whether they need to be trimmed or not.
- The Board provided an update on the Goodman and Wang cases. Both cases will be set for trial per the attorney, Mr. Pilka's, recommendation.
- The Board discussed the Newsletter and compared the version Carlos submitted to the one Brendan submitted. Rahul and Ron preferred Brendan's version and Ramesh stated he needed more time to review.
- The Board inquired about the revised collection charter they submitted to CMS for approval. Janet advised it is being reviewed however it would need to be signed by the current President. The one submitted had an old signature.
- The Board inquired about the status of the PVC pipe caps they requested for the dry pond. Janet advised the caps have been ordered and should be arriving soon. She explained that once they arrive a vendor will install the caps and repair the street sign on Teak at the same time.

CCR:

- The Board reviewed the homeowner responses to the violations for COV11013 and COV11022 and decided to allow the homeowners more time.

Open Forum:

- The Board discussed the car theft and noted that it appeared that the owner had his property returned. Ron stated he checked the cameras at the time of the theft and didn't see anyone enter the gate without a code or clicker.
- Ron inquired about what could be done about a neighbor using an electronic pest control device as it is affecting his pets and animals outside. Janet advised he can request to have a courtesy letter sent

Adjournment: With no further business to discuss, Ramesh made a motion to adjourn the meeting at 7:54 PM, seconded by Ron and passed unanimously (4-0).

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