



The Cove Homeowners Association, Inc.  
71 S. Central Ave.  
Oviedo, FL 32765  
Office/407.3597202  
Fax/407.9711490

**Minutes**  
**Board Meeting**  
February 25, 2021  
Zoom  
6:30PM

**Call to Order:** The meeting was called to order at 6:35 PM.

**Attendance:** The quorum was established as Carlos Asturrizaga, Rahul Mehta, Brendan Sullivan and Ron Schade and Ramesh Kumar were present.

**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:** Carlos made a motion to approve the Minutes from the meeting on Jan. 28, 2021. This was seconded by Rahul and passed unanimously (5-0).

**Financials/Collections:** As of 01/31/2021, the Association had \$450,047.87 in Operating Funds of which \$351,059.47 is comprised of Reserve Funds. The month of December yielded \$10,598.99 in Income and \$10,770.49 in Expenses for a Net Loss of (\$171.50). Accounts Receivable as of 01/31/2021 was \$11,310.07.

- The Board requests that CMS provide the gate code utilized by the vehicle that damaged the community gate in November. This was previously requested but has not yet been received.
- The Board reviewed the Collection Report and had no questions. No action was needed

**Business Items:**

- Carlos provided an update on the Goodman and Wang cases based upon a conversation he had with Mr. Pilka. Carlos indicated that attempts are still being made to establish trial dates however no dates have been set at this time.

**CCR:**

- The Board reviewed the CCR Report. Ron made a motion which was seconded by Rahul and passed unanimously (5-0).
  - Updates are requested of CMS for the following as the expectation is that open violations will be reviewed in subsequent inspections to assess whether violation remains or has been remedied: 111205, 114966, 114985, 115858, 119115, 122598
  - Additional updates related to violations are as follows:
    - 110955 – CMS was to send to attorney after January meeting
    - 111073 – CMS was to send to attorney after January meeting
    - 111090 – CMS was to send to attorney after January meeting (two violations)
    - 111075 – CMS was to send to attorney after January meeting (two violations)
    - 111080 – Send to attorney
    - 110992 – No action, wait until next inspection
    - 111210 – Send 2<sup>nd</sup> notice
    - 117182 – Close
  - The board discussed that fact that the inspection report has not been delivered to them by CMS post the inspection as had been previously agreed for at least a couple of months. CMS is asked to resume sending the results of each inspection promptly upon completion so that the board can review and promptly request updates if so required.

**Open Forum:**

- Ramesh indicated that past meeting minutes have been provided to Kevin Caparasso and that he had posted them to the community website. Ramesh indicated that it was the board's responsibility to provide approved minutes to Kevin go forward and Carlos assumed responsibility for doing so in the future as the Secretary of the HOA.
- The board discussed initiating and funding a project to replace all existing mailboxes in the community. The proposal presented by Carlos was to allocate up to \$20,000 to purchase new mailboxes, install them, distribute new keys and remove the old mailboxes. Carlos made a motion which was seconded by Ramesh and passed (3-2 – Ron and Rahul voted against).
- Rahul initiated a discussion around street lights. The board discussed and agreed that this was a topic worth reviewing and Carlos volunteered to investigate further with respect to what responsibility the community would have in terms of initial and ongoing costs to have more street lights installed. The board agreed that this topic should be carried forward to subsequent meetings until a resolution can be achieved.
- The board discussed the community garage sale and agreed that the sale should take place Friday April 16 – Sunday April 18. Brendan made a motion that was seconded by Ron and passed unanimously (5-0).
- Rahul recommended that we invest an additional \$100,000 of funds into a fixed deposit product at the same bank our current CDs are with. Rahul made a motion that was seconded by Ramesh and passed (3-2 – Ron and Carlos noted against).
- The board discussed the fact that while there are no ARB meetings currently being held due to the ongoing pandemic, the ARB committee is voting on ARB requests on a regular basis. The board asks that CMS provide updates related to ARB votes at future meetings in lieu of meeting minutes.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 8:12 PM.

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