



The Cove Homeowners Association, Inc.
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Minutes
Board Meeting
April 22, 2021
Teams
6:30PM

Call to Order: The meeting was called to order at 6:31 PM.

Attendance: The quorum was established as Carlos Asturrizaga, Rahul Mehta, Brendan Sullivan and Ron Schade 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: Rahul made a motion to approve the Minutes from the meeting on March 25, 2021. This was seconded by Ron and passed unanimously (4-0).

Financials/Collections: As of 03/31/2021, the Association had \$455,020.18 in Operating Funds of which \$360,724.26 is comprised of Reserve Funds. The month of March yielded \$10,221.18 in Income and \$10,001.76 in Expenses for a net gain of \$219.42. Accounts Receivable as of 03/31/2021 was \$6,397.95.

- The board discussed the request to waive \$47.17 in interest related to COV11005. Motion was made to approve waiving this interest expense itself, no change to the \$150 ITL charge that was assessed, by Brendan and seconded by Rahul. Motion was passed 3-1.
- The board reviewed the violations report and noted that CMS is not making note of the status of prior violations during subsequent reviews and feels that all open violations should be reviewed and updated with each inspection regardless of the status of the violation. The board asks that CMS review and respond to this request.
- Ron made a motion to send COV11067, COV10959 and COV11076 to the attorney. This was seconded by Rahul and passed 4-0.
- The board discussed the request by the homeowner to provide a further extension related to the open violation COV11055. A motion was made by Brendan to provide an extension to rectify the violation by no later than 12/31/2021. This was seconded by Ron and passed 4-0.

Old Business Items:

- The board deferred discussion on the Goodman & Wang cases until the next scheduled meeting.
- Raul shared the recommendations that he and Ramesh had made based upon their independent review of the street lighting in the neighborhood. The board reviewed this however a few questions were raised for which they want to ask CMS for assistance.
 - The board asked that CMS provide details of FPL rules and local regulations related to tree trimming responsibilities and requirements where tree branches may restrict streetlight range.
 - The board further asked that CMS review the process and costs associated with request to FPL to install additional street lighting. The board is specifically interested in understanding what costs are involved and who is responsible for them, what homeowner notification is required (if any) and any other relevant information that will assist the board in making an educated decision on how to move forward.

- The board discussed the previously approved mailbox replacement initiative and identified several follow ups they would like for CMS to pursue.
 - The board asked that CMS contact the original vendor (and others if required) in an effort to obtain agreement to complete the original project at the originally quoted price and inclusive of all of the services contemplated in the original agreement.
 - The board further asked that CMS obtain new quotes if applicable.
 - The board would also like CMS to confirm what ADA requirements, if any, are applicable for this project and to ensure all applicable requirements are contemplated in all vendor discussions.

New Business Items:

- The board discussed the 2021 annual meeting and whether we have the ability to postpone the meeting until the fall when an in-person meeting may be possible. The board would like CMS to review our association documents to determine if this is possible and what implications this would have (i.e. election of new directors).
- A motion was made by Ron to hold the annual meeting on June 24, 2021, contingent upon the inability to postpone to until the fall. This motion was seconded by Rahul and passed 4-0.

ARB Committee:

- No reporting was provided by CMS of ARB activities from the prior 30 days. It was discussed that ARB decision are in fact being shared with CMS as a member of the board received a letter from CMS regarding an ARB decision yet nothing is being shared with the board. This has been discussed in the past however the board again asks that CMS provide whatever reporting is reasonable at every board meeting to summarize the activities of the ARB for the prior month.

Open Forum:

- A homeowner asked the board to consider collecting emails from residents to make digital communication an option to use go forward and where appropriate. The board would like CMS to provide details around how other communities may have undertaken the collection of email addresses from homeowners at the next board meeting.
- The timing associated with the posting of meeting minutes to the community website was discussed with the intent of identifying a way to post minutes sooner. The board would like CMS to provide best practices in place for other communities around posting of meeting minutes to community websites or to otherwise make meeting minutes available to homeowners.

Adjournment: With no further business to discuss, the meeting was adjourned at 7:57 PM.

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