



The Cove Homeowners Association, Inc.
71 S. Central Ave.
Oviedo, FL 32765
Office/407.3597202
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Minutes
Board Meeting

July 29, 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, 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 Ron posted the notice at the entrance of the community more than 48 hours in advance.

Previous Meeting Minutes: Ron made a motion to approve the Minutes from the meeting on May 20, 2021. This was seconded by Carlos and passed unanimously (3-0).

Financials/Collections:

- As of 06/30/2021, the Association had \$469,107.66 in Operating Funds of which \$375,258.17 is comprised of Reserve Funds.
- The month of June yielded \$10,009.86 in Income and \$14,126.80 in Expenses for a Net Loss of (\$4,116.94).
- January through June yielded \$61,789.36 in Income and \$66,522.65 in Expenses for a net loss of (\$4,733.29).
- Accounts Receivable as of 06/30/2021 was \$5,265.13.

Collections Report:

- The board reviewed the collections report
 - o COV11012 – The Board would like CMS to advise if there has been any contact with the homeowner as they are unclear as to why the payment received was partial and would like to understand what payment is still past due.

Violations Report: The Board reviewed the report with the following discussed and voted on. Brendan made a motion to approve the stated direction on these items. This was seconded by Carlos and pass unanimously (3-0).

- COV11055
 - o Should not be board to advise as previously noted that homeowner should have until 12/31/21 to resolve
- COV11090
 - o CMS to advise if ARC was submitted yet
- COV11088
 - o CMS to notify homeowner that they must submit ARC request
 - o Keep on hold until next month
- COV11013, COV11014 and COV11106
 - o Board to review and advise action at next meeting
- COV11012
 - o Close violation, there is no policy that requires fences to be painted the same color as the home
- COV11026
 - o Refer to legal review for any code enforcement related to home based businesses
 - o Close violation due to not qualifying as a nuisance

ARC: The board reviewed the ARC report. Ron advised that both open reviews were completed on 7/21 and reflect differently only due to timing. No actions required.

Business Items:

- Only one application was received for prospective board members. Since we can only take on 2 board members at a time, no action can be taken at this time. Carlos will contact the candidate to advise them of the status.
- The board reviewed the Common Area Inspection Report. The board agreed that they would personally inspect the areas identified in the report and discuss at the next meeting.

Open Forum:

- A homeowner asked for an update regarding the previously discussed mailbox project. The board advised that it is still under review and pending quotes from vendors from CMS.
- A homeowner asked when the next road resurfacing was due. Ron advised that he believed it to be 2023.
- A homeowner asked about the two active legal matters. The board advised that no update was available that could be shared at this time and committed to sharing an update as soon as practicable.

Adjournment: With no further business to discuss, the meeting was adjourned at 7:30 PM.

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