



The Cove of Seminole County Homeowners
Association, Inc.
71 S. Central Ave.
Oviedo, FL 32765
Office/407.359.7202
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MEETING MINUTES
Board Meeting
Date: August 26, 2021
Time: 6:30pm / Loc: Zoom

Call to Order: Brendan Sullivan called the meeting to order at 6:34pm. Seconded by Ron Schade

Attendance: A quorum of the Board was attained as Brendan Sullivan, Carlos Asturrizaga and Ron Schade were present. Kristina Zelik represented Community Management Specialists, Inc. One (1) homeowner was on the call.

Proof of Notice: Ron S. confirmed posting meeting announcement in community more than 48 hours in advance.

Previous Meeting Minutes: Ron S. motioned to approve the meeting minutes from July 29, 2021. Seconded by Carlos A. and carried (3-0)

Financials: As of 07/31/2021, the Association had \$455,925.88 in Operating Cash of which \$380,104.49 consists of Reserves. The month of July yielded \$14,209.09 in Income and \$29,616.79 in Expenses for a Net Loss of (\$15,407.70). January through July yielded \$76,022.43 in Income and \$96,139.44 in Expenses for a Net Loss of (\$20,117.01). Accounts Receivable as of 07/31/2021 was \$17,269.13.

Brendan S. motioned to approve the Financial Report. Seconded by Ron S. and carried (3-0).

Collections

- There were 40 homeowners on the Collections Report in packet, 38 were sent Notice of Late Assessment.
 - COV11012 – CMS Provided update to Board on sending updated statement sent to homeowner and Notice of Late Assessment.
 - Board requests Collections generates an updated Report, due to high number and generation date of 8/6/2021, to reflect current numbers for Board to review.

Violations

- There were 53 homeowners on the Violations Report, one account on Board to Advise.
 - COV11005 – (Trim Trees) Board tabled until Board walks the exterior wall for visual of appearance for all homes with overhang on of trees exterior wall and report back to CMS in response to owner. CMS to confirm responsibility of trimming vs. removal related to over handing trees.
 - COV11180 – (Trim Trees) Board tabled until Board walks the exterior wall for visual of appearance for all homes with overhang of trees on exterior wall and report back to CMS in response to owner. CMS to confirm responsibility of trimming vs. removal related to over handing trees.
 - COV11013 – (Dead Sod) Board requests update from Compliance for email attachment(s) referenced in response from owner.
 - COV11104 – CMS provided update, resolved as of 8/13/2021
 - COV11106 – CMS provided update, resolved as of 8/13/2021
 - COV11026 – CMS provided update; ARC received. Board advised that ARC application submitted was denied due to violation of article XIII Sec. 2 beyond 20' rule. ARC requested updated ARC application with correction. Member refused to resubmit, advising would not comply. Ron S. motioned to send violation to Attorney. Seconded by Brendan and carried (3-0).
 - COV11026 – Board requests legal to advise of any code enforcement related to home-based businesses being permitted within the city/county. CMS to follow up with response from legal.

ARC

- No action to be taken.

Business Items:

- Board advises to defer discussion related to mailboxes, until further notice.
- Carlos to follow up with contact with Sheriff Dept. regarding placement and, if any, cost for temporary radar speed sign installment then report back to Board and CMS.
- Board/Carlos inquire about putting a sign at entrances regarding 'watch your step' or similar related to wet sidewalks for future concerns.
- CMS to follow up with vendor estimates related to power washing of sidewalks only, to confirm and separate pricing for Board to review and decide.
- Board advised to table pressure washing of exterior community walls and monument signs for 2022
- Carlos to try cleaning camera pole and bulletin at entry with spray to see if it helps appearance.
- Carlos and CMS to follow up with Landscape Team regarding re-mulching process in contract and when it is scheduled to be completed next.
- Board provided update to Lake Access, advising No Community Lake access available
- Board tabled reported corrosion at the bottom of street signs, until further notice.
- CMS to follow up with Ron S. regarding ARB meeting via Zoom due to current CoVid concerns
- Board advised no projected capital improvements projected for 2022, at this time.

Open Forum:

- No questions from homeowner on the call.

Adjournment: With no further business to discuss, Brendan S. motioned to adjourn the meeting at 7:28pm, seconded by Carlos A. and carried (3-0).