



The Cove HOA of Seminole County, Inc.
71 S. Central Ave.
Oviedo, FL 32765
Office/407.359.7202
Fax/407.971.1490

MEETING MINUTES
Budget/Board Meeting
Date: October 28, 2021
Time: 6:30pm / Loc: Zoom

Call to Order: Ron Schade called the meeting to order at 6:45pm. Seconded by Carlos Asturrizaga.

Attendance: A quorum of the Board was attained as Brendan Sullivan (arrived 6:45pm), Carlos Asturrizaga and Ron Schade were present. Kristina Zelik and Rita Broyles represented Community Management Specialists, Inc. Three (3) homeowners were on the call.

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

Previous Meeting Minutes: Unavailable for review. To be reviewed for approval during November 2021 Board meeting.

Financials: As of 09/30/2021, the Association had \$462,378.59 in Operating Cash of which \$389,801.02 consists of Reserves. The month of September yielded \$12,553.69 in Income and \$12,464.18 in Expenses for a Net of \$89.51. January through September yielded \$98,649.37 in Income and \$122,826.79 in Expenses for a Net Loss of (\$24,177.42). Accounts Receivable as of 09/30/2021 was \$7,145.97.

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

Collections

- There were 9 homeowners on the Collections Report in packet, one (1) account on Board to Advise.
 - COV11012 – Carlos A. motioned to table for 30 days to get update from Collections regarding status of payment, due to lower balance reflected on account. Second by Ron S. and carried (3-0).

Violations

- There were 35 homeowners on the Violations Report, two (2) accounts on Board to Advise. Board advised both accounts were reviewed during September meeting, providing minutes to CMS for results of vote or action items.
 - COV11039 – Board/Ron S. advised of ARC Non-Compliance, due to failure to follow conditions of ARB application approval. Ron S. motioned to sent ARC Violation, seconded by Carlos A. and carried (3-0)

ARC

- No action to be taken.

Business Items:

- Board to send CMS meeting minutes from Sept 23, 2021, for record, actions items, votes by Board, and review for approval at next meeting.
- Board/Carlos A. advised planning to clean up letters on signs next
- Board advised decision of no need to trim overhang of trees at this time.
- Board/Carlos A. will discuss updated estimate from Landscape Vendor to include containment for when re-mulch is completed to prevent run off.

- Board reviewed and discussed Budget with Rita B. Rita B. discussed proposed assessment increase from \$229 to \$235 with increases in Budget related to insurance, gate, lawn, and audit/tax and decreases to offset. Brendan S. proposed that the increase reflect the 10% maximum allowable, increasing assessments to \$250.00 instead, with question of where to put it – legal? Rita B. recommended in agreement for putting toward legal general. Carlos A. requests add \$200 p/m to general maintenance and \$50 p/m to mulch/sod/plant replacement. Rita B. adjusted backflow due to increase in invoicing. Board advised all left over to be put in legal general. Rita B. advised if funds are not used, can move to reserves before end of year.
- Brendan advised that if lawsuit results in payment, will have to request a special assessment.
- Ron S. motioned to Approve the 2022 Budget with adjustments made, seconded by Brendan S. and carried (3-0)
- Carlos A. advised that the speed study concluded Saturday 10/23/2021, expecting report and will provide to CMS and Board. Brendan S. advised Carlos A. to have the study posted on the community website to be open and transparent with the community regarding purpose and benefit of study for those Members who were concerned of why the study was being done and those Members who were concerned about speeding in the community. Carlos A. further advised study reflected approx. 3,000 vehicles, two streets, average speeds of 20-25 mph as unofficial results until full report is received.
- Board mentioned Newsletter for future discussion
- Board advised November meeting will be held November 18, 2021, due to holiday as a no manager meeting, there will be no December meeting, and resume meetings January 2022 with manager.

Open Forum:

- Homeowners left call during Budget discussion – no questions received.

Adjournment: With no further business to discuss, Brendan S. motioned to adjourn the meeting at 7:41pm, seconded by Ron S.