



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

**Minutes**  
**Board Meeting**  
November 17, 2021  
Via Zoom  
6:30PM

**Call to Order:** The meeting was called to order at 6:33 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 Ramesh 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 meetings on September 23, 2021 and October 28, 2021. This was seconded by Carlos and passed unanimously (3-0).

**Financials:** As of 10/31/2021, the Association had \$467,212.66 in Operating Funds of which \$394,649.84 is comprised of Reserve Funds. The month of March yielded \$10,293.52 in Income and \$13,753.45 in Expenses for a net loss of \$3,459.93. Accounts Receivable as of 10/31/2021 was \$13,973.47.

**Collections:**

- COV11073: Carlos made a motion to move this to collections. This was seconded by Ron and pass unanimously (3-0). The board also would like for CMS to indicate why this item was not listed as “Board to Review”.

**Violations:**

- The board indicated that no monthly report was shared by CMS the prior month and reminds that CMS should be providing after every inspection (report was received subsequent to meeting for inspection conducted post-meeting).
- COV10955, COV11080 (x2) and COV10978: The board will review in person and advise at next meeting.
- COV11090: Homeowner was not in attendance at the meeting. The notes in the ARC report should include that the homeowner must address the setback requirement if repair is needed. This was denied by the ARC and the board would like an updated status from CMS as to whether this was sent to the attorney.
- COV10941: Please Close
- COV11185: Ask CMS to reach out for an update
- Ron made a motion for the above violation notes. This was seconded by Carlos and passed unanimously (3-0).

**ARC:**

- No actions required

**Old Business Items:**

- Pressure washing was completed on the signs at the community entrance, board is unclear as to why this is a suggested action by CMS.
- Carlos contacted Mow Time and they will likely mulch in December however discussions around how to address edging are still ongoing.
- Carlos spoke about the recent speed study conducted by Seminole County Sheriff's Office. We are currently awaiting a formal report which will be shared with the board and posted on the community website when received.

**New Business Items:**

- None

**Open Forum:**

- A homeowner asked about written rules related to paver driveways. Rob shared that retention ponds are constructed based upon expectations of paved land vs. non-paved land and indicated that there is no specific documented policy on the pavers for our neighborhood.
- A homeowner asked about whether it is the homeowner's responsibility or that of the association to repair sidewalks. The board confirmed that sidewalks are the responsibility of the HOA and agreed to ask CMS to review all sidewalks throughout the community and to present an estimate to the board that includes overall cost and anticipated actions by location. The board further agreed to potential extend the requested completion date of this homeowners' current violation based upon when the sidewalk review can be completed by (this will be managed through normal violation review process).

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

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