

COVES AT ABERDEEN CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Monday, January 16, 2023, at 6:00 P.M.

Location: POA Clubhouse

CALL TO ORDER: Diane Lefenfeld, called the meeting to order at 6:02pm.

QUORUM: A quorum of the Board was established.

The following Directors were present:

	Diane Lefenfeld – President
	Stu Burton – Vice President
Alan	Allan Louzin – Treasurer
	John Telvock – Secretary
	Robert Westfal – Director
	Cosmo Gianatiempo – Director

Director Absent: None

Management present: Lauren Ulyas, LCAM, with Davenport Property Management

APPROVAL OF MINUTES:

The December 19, 2022, meeting minutes were approved by Cosmo Gianatiempp, seconded by Allan Louzin, all in favor.

TREASURERS REPORT:

Allan Louzin informed all present that the December yearend financials were not completed yet as all 2022 invoices must clear prior to their completion. There are currently 42 people on the accounts receivable list totaling \$10,547. Of those, 13 have not paid January, but most are much smaller amount. There are 7 that are over 30 days overdue, 3 over 60 days and 2 over 90 days. The Board has agreed that late fees will be waived for January and Allan did advise that prepayment of future assessments is welcome.

MANAGERS REPORT:

The manager presented a written report. The report was accepted as given.

OLD BUSINESS:

Ratification of attorney – Diane advised that the Association has hired a new attorney after informally discussing and reviewing proposals. The firm is Stoloff and Manoff, and Laurie Manoff is the main attorney for the association. **Allan made a motion to formally accept the proposal from Stoloff and Manoff, seconded by Cosmo. A vote was taken, all in favor. Motion approved.**

Parking decals – Recently parking issues have come up. The documents allow one assigned spot per unit, however the board is willing to issue 2 decals per unit, with the second vehicles being parked on a first come first serve basis in guest spaces. Diane advised that she will confirm with current residents if they do have decals already, otherwise they will have to obtain them for their vehicles. **Cosmo made a motion to implement that all residents can have 2 decals per unit, John seconded. A vote was taken, all in favor. Motion approved.**

Grievance committee – In order to implement, 3 volunteers are needed, none of which can be Board members. The following members volunteered for the positions: Deborah Sackim, Rose Romana, and Susan Greenberg. **Allan made a motion to appoint them to the committee, Stu seconded. A vote was taken, all in favor. Motion approved.**

NEW BUSINESS:

Roofs – Diane advised that the roofs are 20 years old, and it's important to find out the condition of them. Robert Rubino who is a certified contractor and roofer submitted a proposal to inspect them. The cost would be \$2450 in total or \$175 per building. After inspection is done, Diane does want to start getting proposals for replacement of them in order to have an idea of what the cost will be, and then the Board can further discuss how they would like to proceed. **Diane made a motion to approve the proposal for the roof inspections, Cosmo seconded. A vote was taken, all in favor. Motion approved.**

OPEN FORUM:

No questions came before the Board.

ADJOURN: With no further business before the Board, the meeting adjourned at 7:10 P.M. The next scheduled meeting is on Monday, February 27, 2023.

Respectfully submitted by Lauren Ulyas, LCAM
Davenport Property Management

Approved by

A handwritten signature in cursive script, appearing to read "Diane Lefebvre", written over a horizontal line.