

COVES AT ABERDEEN CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Tuesday, December 19, 2023, at 6:00 P.M.

Location: POA Clubhouse

CALL TO ORDER: Lauren Ulyas, LCAM, called the meeting to order at 6:00 pm.

QUORUM: A quorum of the Board was established.

The following Directors were present:

Stu Burton – Vice President
Alan Louzin – Treasurer
Robert Westfal – Director
Bill Grilmadi – Director
Bob Skarecki – Director

Director Absent: None

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

The Board reviewed the minutes from the November 20, 2023, Budget meeting. **Stu made a motion to approve the minutes as presented, Bill seconded. The motion carried unanimously.**

TREASURER'S REPORT:

Alan advised that as of November the association is about \$7000 over budget. At the last meeting there were not enough votes to partially fund so the Board did approve the budget to fully fund the reserves. He also advised that there are current delinquencies and that 12 residents were sent a 30-day demand for payments. He said that prior to the beginning of the year owners that are set up on ACH do need to contact the bank in order to update the amount for the new year. If there are any questions about your balances, he advised the residents to contact Davenport. The manager confirmed that the coupons for 2024 were ordered and should be delivered from the bank soon. The Board accepted the report as given.

OLD BUSINESS:

Roof replacement – **Bill made a motion to rescind moving forward with Hercules Roofing and accept the contract with Dura Guard for the community roof replacement project, Alan seconded. The motion carried unanimously.** Since the Board selected Dura Guard as the vendor, Michael from their company attended the meeting and answered questions from the membership present regarding the project.

NEW BUSINESS:

Board organization – Stu advised that Diane Lefenfeld submitted her resignation from the Board of Directors and that as the Vice President he would be assuming the position of President going forward. **Bob Skarecki made a motion to accept Diane's resignation and to appoint Stu as the President, Bill seconded. The motion carried unanimously.** With Stu moving into the presidency, it opened the Vice President position, so **Stu made a motion to appoint Bill as the Vice President, Bob Westfall seconded. The motion carried unanimously.**

OPEN FORUM:

Owners asked about the delinquent accounts, the roof contract and information regarding the engineer, which that Board has not selected as of yet.

ADJOURN: With no further business before the Board, Stu made a motion to adjourn, Bill seconded. The motion carried unanimously. The meeting adjourned at 6:42P.M.

Respectfully submitted by Lauren Ulyas, LCAM
Davenport Property Management