

COVES AT ABERDEEN CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Monday, January 24, 2024, at 6:00 P.M.

Location: POA Clubhouse

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

QUORUM: A quorum of the Board was established.

The following Directors were present:

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

Director Absent: None

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

APPROVAL OF MINUTES:

The December 19, 2023, meeting minutes were approved by Bob Skarecki, seconded by Stuart Burton, all in favor.

TREASURERS REPORT:

Alan advised that the monies that were paid for the loan and associated fees will be refunded to the operating from the reserves. The deposit has been given to Duraguard for the roofs. Once the available funds in the reserves have been used, they will begin drawing from the loan for any funds still owed for the roofing project. Alan also stated that he spoke with the association's auditors and was able to sign an engagement letter for 2 years locking in the price at \$3600 per year. Alan had reviewed the late accounts prior to the meeting and determined there will be three accounts going to collections with six others that may be eligible if they remain delinquent. Any owners that have a balance need to reach out to Alan or Davenport to discuss and clear up the monies owed in a timely manner. The other Board members accepted the report as given.

OLD BUSINESS:

Roof project – The roofing project should begin sometime between the end of February to the beginning of March. As previously stated, the initial deposit was given to the company, they are submitting the permits for approval, and once it is approved, they will begin on the coach homes first. They estimate the that the entire project will be four to five months. There will be some coordination with owners and parking while each building is being worked on, and prior to beginning the building, owners will have to allow entry into their units so the company can document any current or past damage due to roof leaks. More information will be provided to residents as it becomes available.

NEW BUSINESS:

PBSO Representative – A member of the Sherrif's department was asked to attend to discuss safety due to the recent vehicle thefts in and around the area. He answered questions from residents.

Dryer vent cleaning – The Board is working on scheduling the dryer vent cleaning prior to the roof project starting. There are three proposals that were obtained, once a vendor is chosen, the cleaning will be scheduled and the owners will be informed of the dates and times.

Dumpster doors – It has been brought up that there are issues with the dumpster doors, some being worse than others. A proposal was obtained and to replace them all is approximately \$9600. Doing them one set at a time would end up costing even more. For now, the Board will see if there can be minor repairs done to provide a bit more longevity as they would like to do any other big repairs or replacements until after the roof project.

OPEN FORUM:

Owners asked questions in regard to the roofing project and payment schedule for the project.

ADJOURN: With no further business before the Board, the meeting adjourned at 6:48 P.M.

Respectfully submitted by Lauren Ulyas, LCAM
Davenport Property Management