

COVES AT ABERDEEN CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Wednesday, February 21, 2024, at 5:00 P.M.

Location: POA Clubhouse

CALL TO ORDER: Lauren Ulyas, LCAM called the meeting to order at 5:00pm.

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 January 21, 2024, meeting minutes were approved by Bill Grimaldi, seconded by Robert Westfall, all in favor, motion approved.

TREASURERS REPORT:

Alan reported that there are 51 units with prepaid assessments and 26 units with some delinquency. There are notices being sent out monthly communicating any late assessments and fees and there are currently 2 accounts already with the attorney for non-payment. Once an account is with the attorney there will be even more fees and it will make it that much harder to catch up. He urged people to call Davenport with any inquiries about your account and Lisa De Baros can assist with investigating if there are any discrepancies. Some of the CD's are coming up for renewal and Alan is shopping other offers to find the best rates. Since the Association is bringing in more money, the Association is starting off much better this year with \$129,000 in income and \$96,000 in expenses for the past month. The Board accepted the report as given.

OLD BUSINESS:

Roof project – Mike from Duraguard attended the meeting and advised that the permits have been processed and are in the review stages, upon final approval the work will commence. The tiles have already been ordered, and they plan to start with the coach homes. Prior to commencement they will walk the property to determine areas that they will be storing materials. They have set up a designated email for residents to use during the project, aberdeen@duraguardroof.com and any questions, or issues can be directed straight to the company for resolution. He warned that there will be some debris, but the company will work diligently to keep things as tidy as they can throughout the process.

Bike rack- The previous bike rack that was purchased and placed near building 5 was taken, so the Board has agreed to purchase another bike rack, and this will be installed closer to building 3.

NEW BUSINESS:

Welcoming Committee- Two women have volunteered to form a welcoming committee which would greet new owners, bringing a welcome basket and introduction on behalf of the community. **Bill made a motion to form a Welcoming Committee and appoint Diane Acquaviva & Celeste Hernandez as the members. Stu seconded; motion approved unanimously.**

OPEN FORUM:

Owners asked questions in regard to the roofing project and ARC applications were discussed. Stu reiterated that no exterior modifications can be done without first obtaining ARC approval.

ADJOURN: With no further business before the Board, the meeting adjourned at 6:03 P.M.

Respectfully submitted by Lauren Ulyas, LCAM
Davenport Property Management