

COVES AT ABERDEEN CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Monday, February 27, 2023, at 6:00 P.M.

Location: POA Clubhouse

CALL TO ORDER: Diane Lefenfeld, called the meeting to order at 5:59pm.

QUORUM: A quorum of the Board was established.

The following Directors were present:

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

Director Absent: Cosimo Gianatiempo – Director

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

APPROVAL OF MINUTES:

The January 16, 2023, meeting minutes were approved by Stu Burton, seconded by John Telvok, all in favor.

TREASURERS REPORT:

Alan advised that the CD for Alliance was due the 23rd of February and he was able to get extra points since 60% of the Associations monies are in their bank. As of the end of January the reserve accounts totaled \$1,379,159.24. Income for the month was \$91,758 and expenses were \$81,902, meaning that the Association was under budget about \$9,000. The accounts receivable as of 2/24/23 had 20 people listed with only 4 accounts that did not pay February, and a total outstanding of \$4,479. There are currently no accounts in collections and January late fees were waived. He also advised that Davenport now has a new bookkeeper that will be working on the account, Tracy Nowack.

OLD BUSINESS:

Parking decals – The Board is ready to move forward with beginning to issue parking decals again. A notice and form will be sent out later this week to all residents advising them, and John will be the point person on distribution and keeping the list.

Landscape replacement by roof cleaning company – There were some plants damaged when the roof cleaning was done. Diane advised that she spoke with the company today and they will have their landscaper out on Friday, since they have been inconsistent and difficult to get in contact with, she did tell them if they did not show they would be receiving notice from the attorney.

Dryer vent cleaning – Two proposals were received to clean all units dryer vents. Viv's Vent Cleaning came in at \$7200 and Natural Air Cleaners came in at \$14,256. **Alan made a motion to accept the proposal from Viv's Vent Cleaning, Stu seconded. A vote was taken, all in favor. Motion approved.**

Roof report – All 14 buildings had their roofs inspected by a certified roof inspector. He believes that the roofs have 5 years left. This information was disseminated to the insurance company to perhaps help with the property insurance renewal that is up at the end of April. The association will not know what the insurance numbers look like until about 2 weeks prior to renewal.

NEW BUSINESS:

Bike rack – A resident requested that another bike rack be put in near dumpster 3. The cost for the new commercial grade bike rack is \$200. **Robert made a motion to approve the purchase of the bike rack, Alan seconded. A vote was taken, all in favor. Motion approved.** Diane will order the bike rack and then be reimbursed.

Annual Meeting – The 2023 Annual meeting is scheduled for April 17, 2023, at 6pm. There are three seats up for election: Diane, Cosimo, and John. There still remains one vacancy on the Board with a term that will not expire until the 2024 election. The owner that has volunteered to fill that position is William (Bill) Grimaldi. **Diane made a motion to appoint Bill Grimaldi to fill the vacancy, Stu seconded. A vote was taken, all in favor. Motion approved.**

POA Insurance charge – Due to the POA being underbudgeted for their insurance renewal, the sub association has received an assessment for the shortfall. The total due from the Coves will be \$21, 986. The Board plans to special assess the homeowners for this amount at the next meeting. A 14-day notice with the information will be sent to the homeowners prior to the meeting to inform them of the vote.

Fining fee schedule – The Board wants to set up a fining fee schedule for owners that do not pick up after their dogs. The proposal fees would be a warning for the first offence, a \$50 fine for a second offense and a \$100 fine for a third offense. **Bob made a motion to implement the fining fee strictly for the violation of not picking up after a dog, John seconded. A vote was taken, all in favor. Motion approved.**

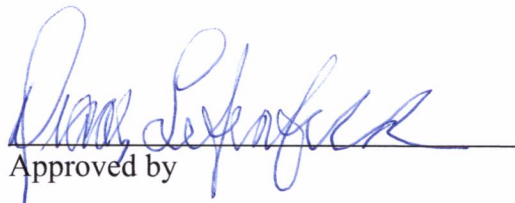
Attorney update – Diane advised that she has been in contact with the new attorney to discuss the upcoming special assessment. And also, that the remaining balance of the retainer was received from the previous attorney, Cunha Law.

OPEN FORUM:

No questions came before the Board.

ADJOURN: With no further business before the Board, the meeting adjourned at 7:23P.M. The next scheduled meeting is on Monday, March 20, 2023.

Respectfully submitted by Lauren Ulyas, LCAM
Davenport Property Management


Approved by