

COVES AT ABERDEEN CONDOMINIUM ASSOCIATION, INC.

Organizational and Board of Directors Meeting

Monday, April 17, 2023, at 6:00 P.M.

Location: POA Clubhouse

CALL TO ORDER: Diane Lefenfeld, called the meeting to order at 6:52 pm.

QUORUM: A quorum of the Board was established.

The following Directors were present:

- Diane Lefenfeld
- Stu Burton
- Alan Louzin
- John Telvock
- Robert Westfal
- Bill Grimaldi

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

PLEDGE OF ALLEGIANCE

ORGANIZATION OF THE BOARD OF DIRECTORS:

John made a motion to appoint Diane Lefenfeld as President. The motion was seconded and carried unanimously.

Diane made a motion to appoint Stuart Burton as Vice President. The motion was seconded and carried unanimously.

Diane made a motion to appoint Alan Louzin as Treasurer. The motion was seconded and carried unanimously.

Bill made a motion to appoint John Telvock as Secretary. The motion was seconded and carried unanimously.

Alan made a motion to appoint William Grimaldi and Robert Westfal as Directors. The motion was seconded and carried unanimously.

The Board still had one vacant seat, which would be a 2-year term and requested if any other owners were interested in serving on the Board. Robert Skarecki volunteered to fill the vacancy.

Diane made a motion to appoint Robert Skarecki to fill the vacant Director seat. The motion was seconded and carried unanimously.

The 2023 Board of Directors is as follows:

- President – Diane Lefenfeld
- Vice President – Stuart Burton
- Treasurer – Alan Louzin
- Secretary – John Telvock
- Director – Robert Westfal
- Director – Bill Grimaldi
- Director – Robert Skarecki

APPROVAL OF MINUTES:

The Board reviewed the minutes from the March 20, 2023, Board of Directors meeting. **Diane made a motion to accept the minutes. The motion was seconded and carried unanimously.**

TREASURERS REPORT:

Alan reported that the bills for the POA insurance special assessment were sent out and the \$153 is now due. Any payments received after the 30th of April will be subject to a late fee.

OLD BUSINESS:

Parking decals – More decals were ordered and should arrive by next week. Once John has them, he will begin distributing them as needed.

Bike rack – A bike rack was purchased and placed near the area where it was going to be installed, however prior to bolting it down, it was removed from the property by unknown means. Homeowners reported that there is still another bike rack near dumpster 2, therefore the Board elected to table the discussion of replacing it with another rack until that is confirmed.

Dryer vent cleaning – Diane advised that this has been completed throughout the community. The vents were cleaned from roofs and the company did go into the units they could access.

NEW BUSINESS:

Property insurance renewal premium payment – For 2023 the Board budgeted for an insurance increase of 100% as directed at the time. Upon renewal, the actual increase is over 200%. In order to cover the deficit in the budget, the Board discussed and elected to amend the 2023 budget for the remainder of the fiscal year. A 14-day notice will be sent to all owners as required prior to the approval of the amendment at the May meeting.

OPEN FORUM:

Homeowners asked questions about the roof replacements and the requirements for them to carry their owner HO6 insurance policies.

ADJOURN: With no further business before the Board, the meeting adjourned at 8:00P.M. The next meeting date has not been determined yet.

Respectfully submitted by Lauren Ulyas, LCAM
Davenport Property Management

Approved by