

COVES AT ABERDEEN CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Thursday, September 21, 2023, at 7:00 P.M.

Location: POA Clubhouse

CALL TO ORDER: Lauren Ulyas, LCAM, called the meeting to order at 7:01 pm.

QUORUM: A quorum of the Board was established.

The following Directors were present:

Diane Lefenfeld – President
Stu Burton – Vice President
Alan Louzin – Treasurer
Robert Westfal – Director
Bill Grilmadi – Director
Bob Skarecki – Director
John Telvock – 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 May 8, 2023, Amended Budget meeting and the August 31, 2023, Board of Directors meeting. **Diane made a motion to approve the minutes as presented, Bill seconded. The motion carried unanimously.**

OLD BUSINESS:

Roof replacement – The owner of Hercules Roofing, Gil Stein, attended the meeting and gave a presentation regarding the company and the materials that they would use for the project. He informed the membership present about the upcoming changes in the roofing code and what that difference actually means in regard to the materials and protocols that they will use. He also advised that the base price for the contract is \$1.8 million, which includes up to 200 sheets of plywood. Some additional charges that could come up would be for attorneys' costs, engineering costs (if applicable), replacement of the skylights for the coach homes, replacement of gutters and leaders, and wind mitigation reports upon completion. In order to pay for the project, the Board will utilize \$1 million from their reserve fund and then supplement the remaining cost with a loan in an amount to be determined. Members were able to ask questions about the project and Gil and the Board advised accordingly.

NEW BUSINESS:

Budget workshop – There will be a workshop to be held on Tuesday, September 26, 2023, at 2pm at Davenport's office. Any owners who are interested in attending to assist with the budget can provide their name to the manager and attend on Tuesday.

OPEN FORUM:

Owners were able to ask questions throughout the meeting regarding the roofing project and specifications.

ADJOURN: With no further business before the Board, the meeting adjourned at 8:37P.M. The next scheduled meeting is the 2024 Budget meeting to be held on Money, November 20, 2023, at 6:00pm at the POA clubhouse.

Respectfully submitted by Lauren Ulyas, LCAM
Davenport Property Management