Coventry HOA Board Meeting June 16, 2021 Minutes

Called to Order at 6:30 pm

General Info notes:

-Ken reported that all documents (budget and directory) have been uploaded to the website

-Covenant Committee update: Daryl Aiken reports that the team is in progress blending the best of our 2 Covenant documents into 1 comprehensive document that will be submitted for board review and neighborhood ratification later this year.

-Pool, Playground and Tennis Courts update: rocks are still being thrown into these areas. Discussed with Steve from Homelink possibly installing security cameras, as well as key card access to all entrances. Both/either systems could be used to identify problems and address issues with residents. Steve is assembling costs that will be reviewed in the July meeting.

-Elrod “do better letter” situation: board reviewed the email sent from the Elrods regarding improvements that need to be made to their residence, as well as the hardships that they are facing right now, and that they feel the neighborhood is turning against them. Ken and Stephen will meet with the Elrods to assure them that the neighborhood is not instigating the do better letters, that they are just part of the process of enforcing community standards per the covenants by Homelink, and also to discuss with them the need for setting up a plan for remediation of the issues (timeframe defined as maximum 180 days from conversation) as well as oﬀer assistance by neighbors if help is needed.

-Fine collections discussion: confirmed that article 10.1 of the original covenant document allows for fine collection for non compliance. Also confirmed that when monthly notices are sent, and the condition has been rectified (with or without contact) that the CCR will be removed and fines can be waived (board decision). When fines reach 1500.00, next step is to start a Magistrate Court filing to collect owed money through HomeLink. This action was motioned by Randy Horne, seconded by Jackie Melton, and all in attendance voted in favor of this action.

-110 Hermitage status: currently in arrears 11,256.79 (combined fines and back dues that are unpaid). Stephen Mitchell motioned to start Magistrate Court proceedings through HomeLink to collect. Seconded by Ken Martin, all in attendance voted in favor of this action.

-State Farm Insurance update: policy lists The Coventry as a Condo Complex. Needs to be fixed. Steve from HomeLink will get the revision started. If they try to charge more than the existing 2593.00 per year, we have a competitive bid from Auto Owners Insurance at 2215.00 per year. Both policies cover D&O, Auto Owners also includes Malfesance Protection clause.

-Retreat Point Island update: Steve from Homelink is investigating options for us including Artificial Turf, pavers with Gazebo construction.

-AT+T update: AT+T will be in the neighborhood Q2 or Q3 of 2022 to install fiber lines. Alert needs to be sent to neighborhood in email format

-Financial report: Dues collection update. 10 homes are currently un-paid:

Schultz, Horne (but moving, so waived as this will be collected at closing), Schmidt, Saunders, Crozier, Conner, Blaskovich, Tahir (Rental), Walker. Facebook page post made to alert residents that dues payment is now past due. Late letter will be sent week of 6-21, allowing 1 week of grace before late fees are added.

-Pool update: with the Collection of most of the dues, Stephen got the green light to order new tables and umbrellas. Progress report to come soon. Also, quotes will be collected for re-paint of the pool house and gazebo.

-Addressing Joe Clancy questions (Joe/Lani did NOT attend the meeting, as they requested to): 1) Website updates (financials and directory)? Updates have been made. If a resident wants to see bank records, they can request directly from Steve at HomeLink. 2) How much was the Tennis Court project, and why was a painter and not a Tennis Court Contractor hired for the job? Cost of 9500.00 was deemed reasonable by the board after reviewing bids collected by Ken Martin, and Salter Painting was selected based on the quality of work demonstrated on previous tennis court projects and overall knowledge of the situation we were facing as well as their references. 3) Why was State Farm not paid on time? Bills were going to the wrong address. Situation has been rectified, and Clancy contact info removed. Also confirmed that D&O coverage is included, so that line item of the budget will not be needed.

Meeting closed at 8:24pm.