

South Cove Heights Open Board Meeting; May 7, 2021

Attendees via Zoom: Directors Don Hooper, Bob Koester and Jay Welsh and Terry Jones, Belle Terre Property Mgmt.

There were also nine (9) unit owners in attendance.

Mr. Hooper reported/discussed the following:

Financial Update:

Mr. Hooper gave a brief review of the financials to date. He noted everything is on track and that the winter went fairly well other than ice dams.

Miscellaneous

Units 41-44-46 Body Staining has been completed

Top horizontal deck rails have been replaced with a composite material.

Some siding repairs have been made; repairs were delayed as the Association carpenter has been out due to medical reasons.

The air conditioning screen at Unit 30 has been installed.

Tree trimming of dead limbs and the removal of a dead hemlock has been completed. An owner requested some trimming of the bushes on the deck side of unit 46 be trimmed.

Confirmed the Hydro Seeding project is underway; they hope the project will be completed next week.

An owner inquired if the new lawn would be coming right up to the decks. Mr. Hooper noted it would depend on the terrain due to mowing constraints.

Audit

Mr. Hooper noted the Auditor used for many years has dropped the condo groups; therefore, no audit report to date. However, the company has filed the required tax reports for us. There was a discussion regarding the search for a new company. An owner offered to reach out to the firm his company uses for recommendations.

Hydro – Seeding

Mr. Hooper noted the project will need some attention moving forward. Mr. Hooper asked for volunteers to oversee the project since he is not on site. An owner offered to water the Hosta's that were removed to be replanted elsewhere.

Director Openings

Mr. Hooper confirmed one 3-year Director's position is open each year. Mr. Welsh's position is open this year and he will stay on if needed but he is happy to pass the baton. An owner commented that Mr. Welsh is doing a great job. Mr. Welsh inquired if the Annual could be in person; Terry noted the ECA is not open yet to group meetings. It was suggested a Hybrid meeting may be an option.

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Roofs

Unit 42-44-46 parking side to be done this fall. This will leave 3 remaining slopes to re-shingle to complete all the roof replacements.

An owner inquired as to how the new slopes are doing; Mr. Hooper noted there was only one issue which was one of the older slopes; therefore, the new roofs seem to be holding up.

Q & A

An owner [46] reported he may be putting his unit on the market.

An owner [22] noted they will be returning in approximately 3 weeks after having been way for a year and a half due to COVID; he noted they feel it is now safe.

An owner inquired if Mgmt. was seeing a demand for properties, Terry noted properties are being sold quickly; the office has seen a large turn-over.

Adjournment

There being no other business, the meeting was adjourned.

Respectfully submitted,

Terry L. Jones, Recording Secretary