

COVERED BRIDGE HOA MEETING

DECEMBER 19, 2023

The meeting was called to order by President Cindy Hubbel at 10:10 am.

Members present-Cindy Hubbel, Patty Hynes, Tom Taylor, Tom Wacker and Sue Lilly. Absent Gavin Walls and Connie Charles.

The Pledge of Allegiance was said and a Moment of Silence.

Cindy asked if there were any new residents in the audience to welcome them to Covered Bridge.

Max Blevins 104 Edgewater originally from Tennessee.

Rick Nelson 12 Venetian originally from Minnesota.

Sue read the minutes from November 21, 2023.

Patty motioned to approve last month's meeting with the corrections of Patty Schaller's name, NO talking while the ballots are being counted. Tom T supported. Motion carried.

TREASURER'S REPORT

Tom T. briefly went over the Proposed Budget for 2024. He gave examples of what has changed, Our lawyer fees have went up due to new Sunshine Laws and their understandings. Also he adjusted the Fuel expenses for the generator that we had to top off making sure that we are prepared for an emergency.

If you would like to see the Books please make an appointment to come in and see the truths and understandings of how our Community works.

Patty motioned to accept the Proposed Budget for 2024. Tom W. supported. Motion carried. This new Budget will be posted on the outside of the Clubhouse.

Capital Budget is something that we set monies aside for larger expenses such as road repairs, or larger repair issues that happen to come up.

Years ago Rick Kennedy and Tom T did a plan for the Road Repairs.

1. DO NOT ~~DO~~^{DO} ALL THE ROADS AT ONCE!
2. DO NOT START ANY PROJECTS TILL BUILDER IS DONE WITH ALL BUILDING IN OUR COMMUNITY!

They had \$20,000.00 set aside for Road Patches most of which was spent on Venetian.

If we have a Reserve set aside for a project we cannot use it for anything else!

Cindy asked if we are able to get monies according for our needs when we needed. Tom replied that we can get to them if we needed with maybe a small penalty for withdrawing early.

He then proposed that we look into Bridge repairs and estimates. The tunnel going under the Bridge is totally independent from the Bridge. So at some point it will have to be taken into consideration from an engineering company with estimates and down time.

He also stated that we need to address the Pool Mechanical Room in need of some structural repairs and equipment at some point soon.

Security Cameras has been a big issue and according to Cliff Hanglely we have the best system for the needs of the community. We might want to review this in the future and would need a Project Manager to see up this project?

Capital Budget Projects come from the Community and we need to consider the priorities of how money are to be spent. With all the diversities of ages, lifestyles and where people come from we ALL need to work together. Loose Lips Sink Ships. Please ask for the Truths.

Cindy Thanked Tom T. for ALL of his Help, Support and Service to Our Community.

PRESIDENT'S COMMENTS

Cindy stood up and Told Everyone that this has been the month from Hell. Not only was she attacked verbally but Tom T. , Patty and if that wasn't enough Phyllis. There was Rumors of the Compound being audited. We should Trust these people who run the Compound, they are doing a great job bringing in money to help out our community. We should not be accusing people.

Now at this point Gene Fischer was asked to leave the meeting for comments that he made and asked repeatedly to be quiet while the meeting was in progress.

Yes the Board did post what was to be on the Agenda 10 days prior to the meeting and what was to be talked about at this meeting and nothing else according to the Sunshine Laws.

Cindy then read a suggestion from Stacey B wanting to know if they could start the Pool Party at a later time?. Patty said the reasoning behind this was that it rains every day in the summertime about 2 pm but please contact Sharon Doogan as she in charge of this activity.

Ron Cobert asked if the Board was going to waive/stop the fee of \$200 for carports Tom T. gave a background on the history of how this fee came about.

Patty motioned to suspend the \$200.00 fee for carports. Tom T. supported. Motion carried.

Nice to see that community members are using and keeping up the appearance of the Memorial Park.

We will be having a dedication & celebration of the Memorial Park on January 1, 2024 at 10 am.

The Cornhole Project is revamping their plans and will return to the Board with their updated plans at a later date.

ARCHTECTIRUAL –

Ron reported that one carport and paint exterior was approved. The Charles variance was approved and was ready to pick up in the office.

Tom T asked if a person owned a lot outright did they have the right to use another builder besides X-Urban? Ron said if it was permitted by the county and fits into the communities rules.

BUILDINGS & GROUNDS

Tom W. asked to please bear with him as he has had a rough couple of weeks and will try to advance on the projects and repairs soon.

He commented on the entrance clean up at the front of the park off Lake Frances. Looks good and you can see people coming into the entrance.

Garbage Day changed ONLY for the Holidays. December 27, 2023 and January 3, 2024.

He thanked Ron for getting Duke to replace the light at our entrance. Also the new light at the front of the park is working. Cindy also informed him of some electrical issue where US Water has been working in front of the clubhouse.

NEIGHBORHOOD WATCH

Bob Evans did not show up.

POOL

Frank reported that the pool was running good and that he was scheduling a day to finish up the strapping of the chairs for the pool sometime this month.

NEW BUSINESS

Mike Kratz needs to be following the Rules of the ARCHITECTUAL COMMITTEE. Forms need to be in triplicate and all members of said committee are to be involved before being approved.

According to the Sunshine Laws we do not have to have Committee meetings. We feel that this is a better way to keep communications open and stay in touch with our community.

Patty motioned to keep on having Committee Meetings as usual. Sue supported. Motion carried.

Upcoming events will be posted in the Echo.

Patty mentioned of the Christmas Dinner-Ham and Turkey will be provided. Please bring a dish to pass and your favorite songs to sing afterwards.

RESIDENTS COMMENTS

Tom Taylor made some farewell comments on his time on the HOA Board and thanked everyone for this learning curve. Fair Winds and Balmy Seas.

Gene Fischer did not bring his issues 17 days prior to the meeting so they will not be read.

Mike Kratz wanted to be heard about his suggestions and wondered why others suggestions were not read. He believes that he is not getting his opinion heard by the board.

He also wanted to know where the other bids for the mural around the pool was seeing he was an outside vendor.

Also wanted to know why the sprinklers were on everyday during the summer as residents were told only they could use their sprinklers 2 days. Lead by example.

The lights by the pool are still shining in his windows and on his house why aren't they lowered.

Why are they not using the Suggestion Box and being told to use the slot at the Office.

He also wanted to squash the rumor that he quit the ARCHTECTICUAL Committee and that he is still doing work for this committee.

Patty moved to adjourn the meeting at 11:12am. Tom T. supported. Motion carried.

Respectively submitted

Sue Lilly

Covered Bridge Association, Inc. 2024 Approved Budget

2024 Estimated Operating Revenue

Maintenance Fees	\$ 394,085
Compound Fees	1,200
Activities Income	25,573
Estoppel Fees	1,600
Carport Rezoning	600
Total Operating Revenue	423,058

Operating Expenses

	2023 Est.	Change		2024 Budget
Activities Expense	8,930			9,000
Advertising	102			102
Bank Service Charges	104	0		104
Computer Expense	150			150
Cleaning Expense	4,851			5,100
Charitable Contributions	3,000	0	0	3,000
Meals	512			600
Equipment Rental	655			655
Garbage Expense	10			10
Fuel Expense	1,726	-1026		700
Insurance	22,621	0	0	22,621
Internet Expense	201,167	0	0	201,167
Lawn Service	90,050			94,550
Licenses & Permits	931			931
Legal Fees	798			2,798
Office Supplies	4,572			4,572
Postage	1,052			1,052
Pest Control	650			800
Professional Fees	9,658	-3500	0	6,158
Taxes	1,395			1,395
Repair & Mmaintain - Building	7,322	-4407		2,915
Repair & Maintain - General	24,163	-13522		11,641
Lawn/Landscaping	10,813	-6000		4,813
Repair & Maintain - Pool	9,170	0		9,170
Sales Tax Expense	349	0	0	349
Security Expense	371			371
Supplies	1,841			1,841
Telephone	2,050			2,050
Utilities - Electric	16,802			18,802
Utilities - Water	2,870			2,870
Total Operating Expenses	428,685			410,287

Covered Bridge 2024 Capital Budget Considerations

Roads	20,000	Patch/repairs as needed
Security System (cameras)	\$0	
Bridge Repairs	1,000	Engineering evaluation and recommendations
Pool pump house repairs	15,000	Repair/replace as determined by new board/committee

2023 Projects

Circle Improvement Project; sprinkler system, mulch, fire pit, and crushed sea shells

Shuffle Board Shade Project (2022)

Cornhole cement pads

Pool refurbishing project; pool/hot tub sealant, sunbathing area expansion (cement and fence), storage shed, mural project, tables

Cornhole Shade project

2023/24