

# **COVERED BRIDGE ASSOCIATION, INC.**

## **BOARD OF DIRECTORS**

### **BOARD MEETING**

**APRIL 16, 2024**

The meeting was called to order at 10:00 AM by President Ron Cobert followed by the pledge of allegiance and a moment of silence.

**ROLL CALL:** Board members present were: Frank Brown, Ron Cobert, Gene Fischer, Kathy Gray, Phyllis Klase and Joan Terrell. James Moore was absent.

#### **MINUTES**

The minutes of the February, 2024 meeting were read and accepted on a motion by Kathy Gray, second by Gene Fischer and passed with all members voting aye.

#### **TREASURER'S REPORT**

The treasurer's report was given by Kathy Gray and accepted as read. A copy of which is attached and made a part of these minutes. Kathy mentioned that our insurance coverage with Towers Hill has been cancelled because they are no longer covering businesses. Kathy expects a considerable increase in our rate due to the fact that our buildings have been undervalued and she wants to bring them up to a realistic amount hence coverage cost will rise.

#### **PRESIDENT'S COMMENTS**

President Ron Cobert reminded everyone according to forecasts we are approaching another year of above average named storms. Snowbirds and permanent residents need to secure or stow all items that could blow away and cause damage to your property or a neighbors' property.

Be aware that items in the clubhouse refrigerators are designated for various planned events not for general consumption.

#### **COMMITTEE REPORTS**

**ARCHITECTURAL** – Ron Cobert – Five requests were received and approved

**BUILDINGS** – Rick Nelson – report read by Frank Brown. Handicap door damaged by wind was repaired. Repaired and/or replaced items as needed and did miscellaneous work as part of general maintenance.

**GROUNDS** – Alan Drake – report read by Frank Brown. Mowers were serviced and many general cleanup and maintenance items were addressed. Alan also itemized a list of future projects that will be addressed.

**POOL** – Frank Brown. Clean up and maintenance done on work day. No response from company regarding paint chipping in the pool.

**COMPOUND** – Gene Fischer – needs registration and insurance updates on stored items. Gene advised owners to check with their insurers regarding coverage while stored in our compound.

**FAIR** - Donna Palmatier. We are getting a lot of items in, the storage area is already 1/2 full. Donna was concerned that the truck needed to make pick ups was loaded with yard waste and she had to use her personal car.

**NEIGHBORHOOD WATCH** – Bob Evans – Reminded everyone to secure outside items before leaving for the summer.

**DANCE/MOVIE NIGHT** – Phyllis Klase. Has a dance scheduled for this Saturday with Jay from 6 PM – 9 PM. Movie night is now scheduled for Tuesday evenings beginning May 2<sup>nd</sup>.

**SOCIAL** = Connie Charles. Had a great turn out for her last meeting and a lot of new ideas were presented including a Veteran's Club, Garden Club and many others. Watch for monthly activities listed in clubhouse, Facebook and Echoes.

**ENTERTAINMENT** – Bobbie Snow. The Diamond show is filling up quickly, she is working on bus and train trips. Please let her know if you have any suggestions.

**ELECTIONS** - Joan Terrell. Advised she has a committee in place and they are working to assure we are in compliance with changes to state law. Because we are required to do a background check on all nominees, she recommended having your application in by August.

**WORKDAY LUNCHES AND WELCOME COMMITTEE** – NO REPORT

## **OLD BUSINESS**

**SHUFFLE BOARD BENCHES** – Rick Nelson reported that broken benches have been removed. Cobert presented another option for replacement with wooden benches of treated wood at \$100/each which will require pickup and assembly. The Board agreed to the purchase on a motion by Ron Cobert, second by Joan Terrell with all members present voting aye.

## **NEW SHED ELECTRIC**

Rick Nelson present two bid for supplying electric to the new shed by the pool. Professional Electric bid \$1,845 and Central Contractors bid \$2,297. According to Rick the difference in the bid was due to the type of lights installed, his recommendation was to take the lower bid. The Board accepted the bid by Professional Electric Inc. for \$1,845 on a motion by Kathy Gray, Second by Phyllis Klase and passed with all members voting aye.

## **BRIDGE SUPPORTS**

Frank and Gene Fischer met with an engineer from Cool and Cobb Engineering Company to inspect the covered bridge. Frank reported according to the engineer, the structure is in good condition but there are rotted areas in six of the vertical columns. They cannot be repaired they need replaced. They have three companies that they would recommend to do the work and will send that information to Frank. Gene asked if the structure will withstand a hurricane winds as is and was advised that it would. The cost for the repair will be approximately \$10,000.

## **CLEANING CONTRACT**

Cobert advised the company we awarded the cleaning contract to at the last board meeting have not returned calls advising them of this. Since we need a cleaning service now, he contacted the only other bidder, Divine Light, LLC. They started working in March.

**ECHOES** Joanne Novelli – has agreed to print the Echoes in house once the drum is replaced in the printer. Jeff Stinson is obtaining and installing the needed item.

**WORKDAY WEEKEND CHANGES** – At the December meeting the Board suggested changing workday to coincide with lawn waste pickup. After careful consideration it was determined that it would only work for part of the year there will be no change.

**NEW RESIDENT BACKGROUND CHECKS** - Cobert brought up the fact that there have been threats against board members in the past and one member suggested we do background checks on new residents. After a lengthy discussion, Cobert polled the board and it was agreed to not pursue this at this time.

**COMMUNITY TV CHANNEL** - Rick Nelsen had been **discussing the possibility of having a Covered Bridge TV channel to communicate with all residents no cable or internet**

## **RESIDENT COMMENTS**

Frank Brown – Since most of the information we get as a board comes during a meeting, he suggested we set something up on e-mail to keep everyone informed about board business

Norm Boucher – Advised that a board cannot legally communicate via e-mail or any other media it is illegal.

Connie Charles- There is a person driving a golf cart across the sidewalk by the rests rooms and does it only a daily basis. She says it creates a dangerous situation if anyone should be exiting the rest room at the same time.

Jack Gasior – Advised you cannot refuse to rent to someone by using background checks.

The meeting was adjourned at 11:25 on a motion by Phyllis Klase second by Kathy Gray with all members present voting aye.

Respectfully Submitted,

Joan Terrell