

Covered Bridge HOA

January 17,2023

Meeting called to order by President Cindy Hubbel at 10am.

Pledge of Allegiance and a moment of silence.

Roll call Officers-Cindy Hubbel, Patty Hynes, Tom Wacker, Tom Taylor, Gavin Walls and Sue Lilly. Absent Cliff Hanglely.

Secretary Sue Lilly read the minutes from December 22,2022. Tom Taylor made a correction of \$4,900.00 for the quote of the sprinklers. Patty motioned for the correction to be made and approve the minutes as read. Tom Taylor supported. Motion carried. President Cindy Hubbel said that we have a list of things to be fixed at Covered Bridge and are working on to prioritize the most important ones first.

OLD BUSINESS-

Tom Wacker-Building & Grounds gave an update on Cornhole /Horseshoe pits progress and thanked everyone for coming out on Work Day completing projects. He also thanked Teri Wacker for painting the signs around the community. He also thanked everyone who helped put all the tables in the Clubhouse in their proper order and that there is a diagram under the glass on the front table of where they should be placed.

Tom Taylor gave a report of repairs being conducted in the marked areas of the community. Work is scheduled for January 26,223. He is have the help of 3 residents exploring the possibility of seeking some grants. Due to the builder still having 10 lots left to build on the rest of the roads will be put on hold until the time of completion of building. (see project sheet)

Cindy has LETTERS OF ESTOPPLE going out to some residents. He made a brief explanation of what an Estopple Letter is.

Letters were sent to 166 Woodside, 107 Jasmine, 160 Parkview Circle,and 8 Jasmine regarding Lien/Property Maintence

NEW BUSINESS-

Cindy said that Cliff Hanglely is stepping down at this time .

Tom Taylor nominate Connie Charles to fill in his spot. Patty Hynes supported and the Motion was approved.

TREASURER'S REPORT-

Tom Taylor-Treasurer made comments and suggestions regarding paying our HOA fees quarterly.

Cindy motioned to start paying HOA fees quarterly starting April 1, 2023. Patty Hynes supported. Motion Carried.

Tom Taylor proposed to charge a fee for Estopple letters of \$100.00 starting Feburary 1, 2023.

He also would like us to use and pay our same accounting firm to pay all bills on time, collect HOA fees, make deposits, issue estopple letters, maintain department and events records of spending and publish reports. Open a separate checking account to issue small, one-time payments to re-imburse residents for money that they have spent on behalf of Covered Bridge (doughnuts, office supplies, etc) for a cost of \$350.00 starting in February 2023. Gavin Walls motioned that we use the same accounting firm for these services. Patty Hynes supported. Motion carried.

Cindy reported on the new stoves and the temporary propane tank proposing to look into the cost of having it moved and placed underground.

Looking into getting rid of /getting out of contract with Comcast for the basic cable service that we now provide.

Discussion will be held of possible HOA fee being raised next month.

Look for upcoming events in the Echo. George and Gwen, Spaghetti Dinner, Spittin' Image & Blood Drive.

Elliot Miller has stepped down from the Architecture Committee and Randy Grohler has been appointed.

Gene gave updates on Storage in Compound area and approximately 11 sites still open. Discussion was held regarding people having 2 spots (12 people) as everyone else has only one. He said that are a few repairs and will talk with board members on what needs to be accomplished.

Frank reported on problems with keeping the pool temp up with the chilly days and nights. The pool cover is in need of being replaced. It was decided to wait until the pool work is done.

Patty said to call the police if someone is knocking at your door in the middle of the night. She also read a flyer from the Florida Fish and Wildlife regarding wild bears reported in our community. Please take precautions about being safe. It was also a good reminder of keeping your outside lights on and in good working order with a bright light!

NEW BUSINESS

Cindy has called 19 different pool companies-only one came to give her an estimate and suggestion. Their analysis was to refinish the pool & hot tub, by sand blasting the walls, fixing cracks and recoating the pool itself and resurfacing the surrounding deck area around the pool. This company is licensed and insured to do the job. Shut down time is approximately 2 weeks. The cost to do just the pool is \$20,000.00. We also need to move the fence and lay extra concrete to the east of the pool/deck. The chairs have to be 10 feet away from pool to be compliant with pool safety laws. They was to contact Al Walker to get an estimate on the cement. They will also be getting estimates for mechanicals for the pool to be more efficient. Jim Moore brought up the subject of outside lighting for the pool & a lift to be handicap accessible.

Tom Wacker motioned to spend \$30,000.00 for pool/hot tub repairs/resurfacing. Tom Taylor supported. Motion carried.

Claire reminded people to sign up for the donuts & coffee hour. Someone in the community is looking to borrow a baby stroller. Also please return the name tags for the upcoming Fair.

Patty motioned to adjourn the meeting at 11:17AM. Tom Taylor supported. Motion carried. Next meeting will be held on February 21, 2023 at 10am

Respectively Submitted,

Sue Lilly