

COVERED BRIDGE BOD MEETING

APRIL 18, 2023

Meeting called to order by President Cindy Hubbel at 10:06 am.

A Pledge of Allegiance was said, and a moment of silence followed.

Cindy asked if any new residents were present. No one responded.

Roll Call-Cindy Hubbel, Patty Hynes, Tom Taylor, Gavin Walls, Tom Wacker, Connie Charles was present. Sue Lilly absent.

The minutes were read by Phyllis Klase

Tom W. motioned to approve the minutes as read. Patty supported and motion carried.

Treasurer's Report:

Tom T read the treasurer's report and commented that at this time we are making a minimal return on our investments, and we are paying a Financial Advisor 2000.00 a year to prepare a report.

The automation project is now complete. Currently, they are making our bank deposits, paying our bills and issuing the estoppel certificates. As well as maintaining our records for taxes.

The quarterly invoices have been mailed. For our residents concerned we will not assess late fees for both the second and third quarters. We will ask for approval prior to reinstating the fees as of October 1, 2023.

President's Report:

Cindy explained the new seating arrangement. The board is very upset about how the last meeting ended. When differences of opinions arise, the board needs to communicate among the board members to resolve any issues.

Residents are allowed to communicate issues or concerns they have at the end of the meeting. This gives the board time to work out and resolve those concerns or issues.

Residents are asked to submit in writing any questions or issues they have. This gives the board time to address and resolve those issues and/or answer questions in future meetings.

Please place all written inquiries at the office in the mail slot.

Old Business:

Pool update: We are still waiting for the storage building to be delivered. A call was placed last Friday however, we have not received a call back.

The fence will be installed after the building is in place.

The pool lights will now turn off at 10:00 pm instead of 11:00 pm.

Park update: The mulch has been installed and we are waiting for the seashells to be delivered.

We had 4 benches donated. Thank you to all who donated.

The gas lines have been buried and connected as of April 17, 2023.

It is the goal of this board to complete all the tasks and improvements we have started.

New Business:

Tom T. spoke with a rep from Edward Jones who suggested we look at Certificates of Deposit.

The market rate is 4.0 to 4.9% and are federally insured for \$250,000.00/CD

We can stagger the due dates that way we would have monies available if needed.

This product is FDIC insured and would be managed by Edward Jones for a fee of \$75.00 per year.

Cindy asked for a non-board member to step forward and give them their opinion on CDs as an investment vehicle.

Mary Shaw stated CDs were a great return on our investment dollars and we should go forward.

Cindy asked for volunteers to be on an advisory committee.

Kathy Faucher and Jeffrey Stinson volunteered. Gavin made motion and Patty H seconded motion carried.

Connie Charles obtained information on petitions. The following information was provided by the Florida Sunshine Law and is available online.

A petition is a paper with names and addresses, to address an item of business to the Board of Directors; it needs to have 20% of the total voting interest. Our voting interests are one vote per home. (358 homes x 20%=72.) The resident then submits to the BOD, and they put it on the agenda for a BOD meeting no longer than 60 days, from when it is submitted to the board. There is no requirement in the law that the board act favorably on the requested item, only that it be appropriately considered.

Tom W. gave an update on the new park area. The benches are in place, mulch down we are waiting on seashells and fire pit. We are getting a smokeless fire pit. The benches were donated in honor as a memorial of a lost loved one.

Cindy proposed that the park be named Memorial Park. Tom W made the motion to accept the name for the new park Gavin W. seconded, motion carried.

We have a resident on Jasmine St. Who was given approval from the architecture committee to build a screen room. He, however, did not build it as he stated he would. He did not get a county permit, nor did he follow CB rules. He built it from an old plastic shed, he found. We have spoken with our Attorney regarding the proper steps to notify this resident. First, we send a letter to the resident, second the attorney is to notify him by mail which she is doing now. The next step is to take him to court.

This is a reminder to follow the rules, obtain a county permit and get permission from Ron Colbert or Randy Grohler before building.

There will be no board meetings in the months of June, July and August. If a meeting is necessary, we will post a date and time.

Patty H. addressed dumping at the compound. There has also been smoking in the pool area and someone has been putting out their cigarettes on the pool deck. Also, if you move a chair or table in the pool area, please place it back to the original spot, this will help keep the walkways clear and keep the area neat.

The flag at the clubhouse has been replaced the other was worn.

If your flag is tattered, please replace it or if you are heading up north for the summer, please take down your flag.

Also, with the threat of summer storms please put away any loose items and make sure your yard is clean.

Tom T. addressed a concern from a resident regarding an executive committee. We spoke with our Attorney regarding this concern to make sure we were following the rules and an executive committee was not necessary.

Committee Reports:

Architecture- Ron Colbert

Randy reported there were 8 requests for projects, and all have been approved by the architecture committee.

Building/Grounds-Tom Wacker and Tom Taylor

Tom W reported we had a problem with the timer on the sprinkler system, but it has now been resolved.

This summer we will need to take care of the flowers at the clubhouse.

With the recent rain and wind, the lady's bathroom door was torn off and damaged.

Both the bathrooms and library doors are inferior and will need to be replaced as soon as possible.

Patty made the motion to replace the doors and Gavin seconded motion carried.

Pool-Frank Brown

The pool chairs are now half complete and still need volunteers to finish strapping.

Still obtaining quotes for pool umbrellas and covers.

There was a problem with the pool turning green trying to figure out why. It is now clear.

Changed the filters at a cost of \$250.00.

We need Spa filters they are \$248.00 each. We will clean old filters and reuse them at this time.

Frank Brown has been working on the website to make it more user friendly.

In need of someone to manage the Zoom website during meetings. Jeffrey Stinson was asked to operate, and he accepted.

Neighborhood Watch-Bob Evans

We need to keep a watch on our neighbor's house while they are away. Also watch for strangers trying to lure you out of your home.

Social Events-Cindy Hubbel

Phyllis Klase is taking over the dances.

Movie night will begin again on Tuesday nights now that Bingo has ended.

Maura Kaeding thanked the scholarship committee and provided us information on the winner

This young man carries a 3.5 GPA and is taking college preparation classes he will have a year of college credits when he graduates high school. He wants to pursue Psychology to help those with mental health issues.

He lives with his mother who is a single parent and has a yearly income of \$27,000.00.

The dog park has been placed on hold for now.

Resident Comments:

Katherine Bishop suggested we use 10% military discount to purchase doors for bathrooms etc.

Someone with a key is letting their dog run in the compound and not picking up after the dog.

She asked why she was not given notice about quarterly HOA fees. This was discussed in several meetings.

Also stated that appliances were outside under an awning on Venetian. They have been removed.

Jack stated the stairs to the pool and hot tub were slippery and should be covered.

Jim Stanton inquired about why the dog park was tabled for now and took a show of hands of those who wanted a park and those who were opposed. The opposition prevailed.

Sharon Dugan When walking our pets, we should not let them urinate in yards.

The bathroom door blew open again.

The gas grill was not set up for the pool party and she wanted to know why.

Cindy informed her that the gas lines were connected as of 4-17-23 one day after the pool party.

Sharon was also concerned about our investing in CD's as she felt the FDIC wasn't secure.

Patty made a motion to adjourn the meeting Gavin seconded motion carried.

Respectively submitted.

Phyllis Klase

