

COVERED BRIDGE ASSOCIATION, INC.
DRAFT OF BOARD OF DIRECTORS MEETING MINUTES
August 20, 2024

The meeting was called to order by President Ron Cobert at 10:10am.

Pledge of Allegiance, and a moment of silence.

ROLL CALL – In attendance, Ron Cobert, Gene Fischer, Kathy Gray, Leigh Russ, and Phyllis Klase. Frank Brown via Zoom and Jim Moore in attendance via phone.

NEW RESIDENTS – none

PREVIOUS MINUTES

Ron Cobert reminded residents we are not reading the minutes during the meeting anymore to save time during the meeting. The Board Members receive the draft of minutes ahead of the meetings to review for the next meeting. He also reminded residents the minutes are always posted on the board next to the handicap bathroom. For the minutes of July 16, 2024, Board Meeting. Ron asked the Board Members for any corrections, and none were made. Ron asked for a motion to accept the July 16, 2024, minutes. On a motion made by Kathy Gray and seconded by Phyllis Klase the motion 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 part of these minutes.

PRESIDENT'S COMMENTS – Ron Cobert

Gene Fischer has asked Norm Boucher and Phillip Prieur to help with pool and hot tub maintenance, so if there is a problem with either, contact one of these two guys.

Gatorco has been experiencing difficulties trying to mow yards when the irrigation system is running. If your irrigation sprinklers are set to be on during the scheduled Friday morning mowing, they will not mow your yard; so please re-set your Friday morning irrigation timer to run later in the afternoon.

The pool company is telling us that the pool/hot tub filters are clogging up lots faster than they should. They are saying that it is due to sunscreen oils washing off into the water and then entering the filtration system. We are being reminded to be sure to shower before entering the pool/hot tub and do not apply sunscreen before getting into the pool or hot tub either. The bottom line on this is that it costs us more money the more often the filters need replacing.

Judy Heroux had a meeting July 30th to set up procedures and identify issues concerning our kitchen hurricane preparedness in the event Covered Bridge is involved in one. She got over a dozen volunteers and said the meeting had a good. I wish to thank Judy for taking the lead and a big thank you to all our Covered Bridge volunteers that offer their help in utilizing the clubhouse and kitchen in a hurricane event.

Speaking of hurricane preparedness, I have placed a sign-up sheet on the front desk in the clubhouse for those that would be available to shutter the clubhouse, office/rec room and stow the pool furniture; in general, secure all our facility in advance of a hurricane and afterwards, to put everything back to normal status after the event has passed.

Bids are coming in slowly for the repair of the bridge support posts and a mowing contract for 2025. The cost proposals for the bridge will be accepted until August 31st. The bids will then be reviewed by the committee and presented to the Board at our September meeting.

The present Gatorco contract does not expire until December 31st, 2024, so there is a much longer time frame for any prospective mowing companies to present their bids for the 2025 mowing contract.

A couple weeks ago, an elderly woman living in the mobiles was sitting in her living room watching her evening TV shows. Suddenly a loud noise startled her. She immediately noticed something embedded in her living room wall. Upon investigation, the "thing" was an arrow that had penetrated the outside wall of her home, whizzing as it passed dangerously close in front of her and then stuck itself in the opposite wall. Can you imagine that initial shocking noise and then think of what could have happened. She was expectedly terrified.

Turns out, the arrow was shot by a neighbor shooting at a target on a tree a couple hundred feet away from her. The archer was deeply apologetic and patched the holes in her siding and interior walls. But!!! Someone shooting arrows from a powerful bow in a Covered Bridge neighborhood, that is not too smart! This archer has promised to never shoot his bow within Covered Bridge again.

Folks, this should never have happened. Common sense would tell us this. Any kind of lethal weapon; no, any kind of weapon at all, should not be used in a residential neighborhood. This incident was not reported to law enforcement; should have been but was not. If there is ever another incident like this, they will be contacted.

Next month, at the September 17th BOD meeting, we will start accepting applications for the 2025 Board of Directors. The applications will be accepted until November 15th. I have put some application forms in the clubhouse at the front desk. There will be three (3) positions to be filled.

Lastly, I would like to thank Woodie Cook for the generous donation of his zero-turn mower to Covered Bridge, and we will start using it as needed.

COMMITTEE REPORTS

ARCHITECTURAL – Ron Cobert – We had one house painting and was approved.

BUILDINGS – Rick Nelson – List of items completed since last meeting.

- Hung a medical kit in Rec Room
- Replaced battery in Rec Room smoke detector
- General maintenance / checklist items
 - Light bulb replacement
 - Replaced battery in outdoor handicap pad (street side)
 - Check restrooms
- Replaced closer on shuffleboard room door

GROUNDS – Alan Drake – no report

POOL – Gene Fischer – Gene introduced Phil Prieur and Norm Boucher as our volunteers taking care of the pool. If you have any problems with the pool (or hot tub), contact Phil or Norm. We cleaned out the whole pool area and the pump room is looking good. Norm put some hooks on the wall, so stuff does not lay on the ground, rather it is hung up. We killed all the weeds in the back of the “pool room” which were up to 3’ high. Everything is coming along, and we got new pumps in. The contractor is going to come after the ground water level comes down. Right now, because the water level is so high, if they were to drain the pool, it could become a “boat” and come right out of the ground. Once the water table is down, they can start on the pool. When the creek is low, then we can do it. Ron Cobert asked Gene to have the contractor put a time limit on how much longer we will wait to proceed, because they have delayed commencement a few times and they have half of the contract money as a down payment.

COMPOUND – Gene Fischer – Gene asked for a vote on a few changes to the rules for the Compound, and he gave one example. Sam Imbrunone asked if the residents would be voting on this change, and he was informed that the rule changes are voted on by the Board of Directors, and the Board has all the rules prepared to be voted on by the Board to adopt as our current rules. The updates are done periodically to keep them current.

FAIR – Donna Palmatier – Nothing new. We are still open on Friday from 8am to 10am. She thanked all volunteers.

NEIGHBORHOOD WATCH – Bob Evans – Bob drove through the community and noted there are 25 yards with the yard lights not on. Having yard lights on is a deterrent for potential home invasion. The number one way a criminal gets into your home is to walk in. The Sheriff’s department provided us with two new signs to post in the community, which is the first deterrent, and Bob asked for suggestions where to post these signs.

DANCE/MOVIE NIGHT – Phyllis Klase – The August movie had to be canceled due to Phyllis not feeling well. She is trying to get more to do here in August because a resident suggested we do more in the summertime. Phyllis spoke with a musician at the suggestion of the resident and found the artist was booked. She is aware that Bobbie Snow has something booked in September, and Phyllis has a dance scheduled in October. As far as movies goes, she is looking for the first Thursday in September, but she needs someone with a Netflix account to use on the clubhouse TV.

SOCIAL – Linda Boucher

August calendar

- 27th – Garden Club at 11am

September calendar

- 4th – Blood Drive 12:30 to 3:30 - \$20 gift certificate and pair of socks
- 8th – Buddy Party 5pm to 8pm (note: set up time for the host is 2pm to 5pm, then the party starts at 5pm)
- 10th – Social Meeting 10am
- 13th – Potluck 5:30pm – no theme
- 14th – Workday 8am – lunch provided to workers
- 14th – Birthday Party 5pm - with entertainment hosted by Bobbie Snow
- 17th – Board Meeting 10am
- 20th – Coffee Hour 8am to 9:30 – please sign up
- 21st – Pool Party noon – bring a dish to share
- 24th – Garden Club 11am

October calendar

- 8th – Social Meeting 10am
- 11th – Potluck 5:30pm – theme “Tail Gate”
- 12th – Workday 8am – lunch provided to workers
- 15th – Board Meeting 10am
- 15th – Bingo starts 6:30pm
- 18th – Coffee Hour 8am to 9:30am – please sign up
- 19th – Pool Party noon – bring a dish to share
- 22nd – Garden Club 11am
- 26th – Halloween Party with entertainment – time to be advised later

WELCOMING COMMITTEE – Bobbie Snow – There are 22 people that need to be welcomed, but they are not here yet and will be welcomed after they arrive. New residents are being told if they have any questions to call the Board; for example, if they need permission to build something on to their homes.

ENTERTAINMENT – Bobbie Snow – The Niel Diamond Tribute is this coming season. It is going to be a full house. Tickets for this entertainment are \$15 for Covered Bridge residents and will be \$20 for outside attendees. Please sign up to attend.

HURRICANE KITCHEN – Judy Heroux – In the event of a hurricane, we want to make sure that food that would otherwise spoil is cooked properly and served to the population of Covered Bridge. We want to make sure that shut-ins are covered, and everyone is fed, and we have asked that shut-ins are identified for this purpose. Medications that need to be refrigerated can be stored in one of the refrigerators in the clubhouse kitchen. We are asking for a budget of \$200 to \$500 to be available for items that we may not have on hand for the food. Gene Fischer will open and close the kitchen for us. There will be charging stations set up outside the kitchen for electronics. No pets are allowed in the Clubhouse or Rec Room. You will need to make other arrangements for them. We have someone to help us identify shut-ins, and if you know of someone that may be a shut-in, please let us know. We will have a box set up outside the kitchen where you can fill out a form to let us know their information.

Concerning things you need to have on hand;

- Have ice stored up in your freezer to help your food to last longer.
- Have things like fresh wipes on hand.
- You will need to have one gallon of water on hand per day for each person in your household plus extra water for your pets. When Irma came through our power was out for 8 days, so you will need a lot of water.
- If you have a bathtub fill it with water for use in the toilet.
- Have a good supply of paper goods such as paper plates, paper towels, trash bags, and personal products.
- Have your barbeque ready with charcoal, starter fuel, or propane.
- Triple bag garbage to keep odors out.
- Make sure you have gas for the car and your generator.
- Make sure your generator is in good working condition. Judy asked for volunteers to be on a committee to help others with their generators

The kitchen will be open 3 times a day

- Breakfast 7am to 9am
- Lunch 11am to 1pm
- Dinner 5pm until food runs out

UTILITIES LIAISON OFFICER – Phyllis Klase – Phyllis contacted HC Water company concerning an hole opening up at Juniper Dr and Jasmine St; who said the repair will be a big job. They are applying for a permit and may need to tear up the street to repair it correctly this time. There were some streetlights out, and Phyllis contacted the utility company and had these lights repaired already.

ELECTION COMMITTEE – Joan Terrell – Joan was called out of town and unable to report today. Ron Cobert commented she and the committee have been working on new rules and procedures for our BOD election process since we had problems with our election process last year. The committee has come up with revisions that identifies everything precisely. The Board Members have all received these documents, and Joan conveyed to Ron that there was no further input from the Board Members. Ron asked for a motion to adopt these rules and procedures as submitted to the Board. Gene Fischer made the motion to adopt these Election Rules and Procedures, Kathy Gray seconded the motion. These new election rules are now part of the Covered Bridge Association, Inc. Rules.

OLD BUSINESS

COVERED BRIDGE COMMUNITY TV CHANNEL – Rick Nelson – Ron Cobert stated we had tabled the idea of a Community TV Channel in April. In that meeting the residents in attendance liked the idea of incorporating a community TV channel into Covered Bridge. Rick Nelson has done the leg work on this and now has the prices and information related. This TV channel can have current information, and we would not have to rely on Facebook to get information out, and everyone has a TV but not all have Facebook. Things we can put on this TV channel could be our social calendar, weather alerts, we could inform about the pool party, the potlucks, if there is a water problem, etc. So much information we can utilize this service for. It will be on your TV screen and will be shown 24/7. You will be able to turn to a designated channel to receive this information. Rick opened the floor up for any questions on this subject. The cost is a one-time fee of \$4,745 for the hardware. Programming will be made available to Channel 6 and Channel 1098. It will take 30 to 60 days to have this implemented. Initially Rick and Lynn Nelson will be responsible for setting up the programming (information to be disseminated), and as they get the process rolled out, they will ask for others to help. With no other questions, Ron Cobert asked for a motion to purchase the equipment. Phyllis Klase made a motion to purchase the equipment from Radiant Communications Corp for the purpose of setting up a TV Channel for Covered Bridge residents as discussed, Gene Fischer seconded the motion, and the motion passed with all Board members voting aye.

ENTRANCE/INITIATION/TRANSFER FEE – Ron Cobert – As we have discussed in previous meetings, there will have to be a restatement of the Covenants to add this new proposed policy, and we have the wording back from the lawyer. We have presented it to the Covenants Committee, headed by Cliff Hangley. The total population of Covered Bridge will need to vote on it, and 67% would need to vote “yes”.

BRIDGE GATE CLOSURE – Mike Kratt – Mike said of the committee, 0 want it closed, 2 want it opened, and 3 want the opening restricted. Ron Cobert said a previous Board voted to install the arm that was being used to restrict passage through the gate and it was removed without a Board vote. Therefore, legally the arm should still be in place. We have acquired another arm and will reinstall it for now. When the snowbirds return, we can open it up for discussion again. A resident spoke at this time off subject, concerning activities and entertainment. Ron brought the discussion back to subject and reiterated the arm will be installed at the bridge gate again.

NEW BUSINESS

COVERED BRIDGE ASSOCIATION 2025 BUDGET – Ron Cobert – Committee heads need to give us estimated costs for us to include in the 2025 budget.

ASSOCIATION RULES UPDATES – Ron Cobert – We have Rules that have been in effect for many years, and they have been modified many times. We have added the Election Rules and the Approval to Receive Electronic Transmissions. There are now 22 pages of various Rules. There are some minor changes that will be adopted. Ron spoke on a few of these changes; example – Architectural Committee Rules, Parking Restrictions.

RESIDENTS COMMENTS ON AGENDA ITEMS

There was discussion from various residents concerning “changing the rules” on various topics. It is the Board of Directors’ responsibility to maintain, update, revise, or add to Covered Bridge Rules. Our Rules are updated or revised from time to time by the Board of Directors. Since the discussion from the residents was unproductive and causing the meeting to be very lengthy, Ron Cobert suggested to the Board Members to adjourn this meeting.

ADJOURNMENT: Ron Cobert made a motion to adjourn the meeting, Gene Fischer seconded, the motion carried, and the meeting was adjourned at 11:33am.

Respectfully submitted, Leigh Russ