

COVINGTON CLUB, INC.
December 19, 2019—Board Meeting
Clancy Condo

The meeting was brought to order by President Mark Merkel at 6:30 pm.

Members present included Mark Merkel, Gayle Burns, Anne McAlexander, Kourtney Teegardin, and Jerry Clancy.

OPEN FORUM

Homeowner Diane Bowlin was present for the open forum. Diane informed the board that she moved into the complex before the board started charging new homeowners a \$300 security deposit and that she should not have paid the deposit. Diane indicated that she will pay \$70 for January 2020 condo fees and the accountant should move her \$300 security deposit over the paid condo fees. Mark Merkel challenged Diane's move in date indicating that he moved in before Diana and he paid the \$300 deposit. The board expressed their displeasure with this and is not going to let Diane do this until we can investigate further. Diane also wanted to know who picks up the condo fee checks from Box 35. Answer: Susan Zahn our accountant.

TREASURER'S REPORT

Annie gave the report. A motion was made by G. Burns and seconded by J. Clancy that the Treasurer's Report be accepted as read.

Motion made by Mark Merkel and seconded by A. McAlexander that Kourtney Teegardin be made assistant treasurer. Motion passed.

OLD BUSINESS

Survey Results

Based on the results of the emailed survey to add a building or two to our community the board is not behind adding more buildings. Mark spoke with Win Fisher who is the chairperson for the building more buildings committee of our decision.

New Keys

A discussion took place about rekeying the board storage room and Box 35. It was decided to make new keys for the storage room and wait on making new keys for Box 35.

NEW BUSINESS

Tree Removal

Ransom Tree came in with the lowest bid and has been given the go ahead for tree removal. Mark will contact Brian Chalifoux (FWCC) about removing a tree on the property line.

Property clean up

Mark will speak to Jay Rozelle about removing twigs and downed tree branches from the lawn per his bid and work completed on his invoice.

Snow Management

Clarify with Rozelle to plow only if 2" of snow falls. Mark will approach Tom Purkiser to be the contact person with Rozelle this winter.

Past Due/Late Fees

It was decided by the board to instruct the accountant not to charge anyone a late fee for 90 days because of the transition from one accountant to a new one. The 90 days will start December 1, 2019.

Review of Transition of Accountants

Mark spoke with Rhonda Hall and informed her we hired a new accountant. He thanked her for her services. He indicated she was disappointed but understood. She resigned December 11, 2019.

Handyman Tom Jones

Tom gave us his liability form filled out by Reed Silliman. Jerry Clancy wants a certificate of insurance for liability and a Form 1099 from him.

Bylaws and Insurance

Jerry Clancy asked to present some info on the bylaws and insurance. It was decided to table the discussion because of time constraints.

A motion was made and to end the board meeting at 8:45pm. Motion passed.

The next board meeting will be held in January with a date and place to be determined.

Respectfully submitted

Gayle Burns, Secretary