

COVINGTON CLUB, INC.

September 8, 2020 – Board Meeting

Merkel Condo

The meeting was called to order by President Mark Merkel at 6:00 PM. Board members present included Gayle Burns, Gary Robinson, Kristin Marcuccilli, Don Banowetz, Tom Kimbrough, and Annie McAlexander. A quorum was established.

August Minutes

The reading of the minutes was waived as they were previously distributed by email to all board members for review. A motion was made by Don Banowetz and seconded by Annie McAlexander that the minutes be approved. Motion carried.

Open Forum for Homeowners

No Homeowners were present.

Treasurer's Report

Don Banowetz suggested that the monthly reserve amount listed as ordinary income be moved into a capital fund on the P & L to better reflect the monthly net income. Mark Merkel suggested that we instruct the accountant to do this starting January 1, 2021. In other business it was suggested that all board members get copies of invoices to be paid. It was decided that this was not necessary and that only the executive committee get and approve invoices to be paid.

Old Business

Contracts.....lawn care, snow removal and pest control. Snow removal contract ends Feb.28, 2021; the lawn contact end Dec. 31, 2020. New bids are being investigated. It was decided to continue with the pest control contract. Kristin Marcuccilli will talk to her contact at Pfister and take their sprinkler bid and compare it to the bid from Bruce Ewing. Tom Kimbrough will also talk to Mike Kitch re: the irrigation system.

Special Assessment Discussion

The big concern is the amount of money it is going to take to bring the whole of Covington Club's property up to a better standard. The approximate \$23,000 projected list is included in the 2021 budget without an increase in dues however the large unfunded special project list that needs to be done is not.

Another big concern is the amount of money it will take to replace the irrigation system. One bid is at \$69,000; another is for \$23,000 – a big difference.

A quick calculation by Don Banowetz and Tom Kimbrough was a \$2,900 per unit assessment to get the projected list and the unfunded list completed. Tom expressed that the property's neglect has happened over many years.

The plan is to present to the body of owners that the board needs this money to get these projects done to bring the property up to par. Don Banowetz will make the presentation at the annual meeting.

New Business

Don Banowetz suggested putting a window above the main door on building 1 instead of replacing the rotting French doors.

We are waiting on the bid from Ransom Tree for the removal of all the dead trees, weeds along East drive and the trimming out of dead wood from live trees.

Annual Meeting Agenda**Future projects/assessments**

All of the above mentioned projects will be discussed at the annual meeting.

A motion was made that the meeting be adjourned. Meeting adjourned at 7:15 PM.

The next scheduled meeting is the annual meeting to be held at Fort Wayne Country Club beginning at 6 PM for the social half hour with the regular meeting to begin promptly at 6:30 PM.

Respectfully submitted,

Gayle Burns, Secretary