

COVINGTON CLUB, INC.

October 27, 2020 – Board Meeting

Fort Wayne Country Club

The meeting was brought to order by Don Banowetz at 6 PM. Board members present included Tom Kimbrough, Annie McAlexander, Gayle Burns, Gary Robinson, and Mark Merkel.

GIFT DISCUSSION FOR PROPERTY IMPROVEMENT

An anonymous gift of \$20,000 was recently given to Covington Club. Tom Kimbrough reported that the money was deposited into the HOA account today.

The gift is not to be used for infrastructure, but can be used for property amenities. Examples: a gazebo, fire pit, outdoor kitchen, and maintenance of such. Owners will have some input once the board decides on a project list. This project must also have the approval of the anonymous donor.

BUILDING 3 ROOF TAKEDOWN

The roof takedown will begin on November 3, and will require two days. Masters Heating and Air and Doolittle Electric will do the work. The monetary gift referenced above (with donor's approval) will fund the work, with Building 3 owners paying their portion back to Covington Club within a week of the completed work. Sam Schwartz will start the new roof sometime during the week of November 8.

POTENTIAL PAYMENT OPTIONS FOR 2021 ASSESSMENT

Don Banowetz suggested three installments for payments: January 1, 2021; March 1, 2021; and May 1, 2021. The total assessment will be \$1970 per owner.

Another option is a 24-month installment plan for qualifying owners of \$82.08 per month starting January 1, 2021. To be eligible for the installment option, a short financial statement or a voluntary lien against the property would be required. There was an objection as to why these documents are needed. Tom Kimbrough indicated that the board is more than willing to work with those few who may not be able to pay in three installment. It was decided to approach these people individually to work out a payment plan first before requiring the latter. Don Banowetz noted that this assessment will hopefully get us in a position to not need another assessment for a while. The discussion regarding payment plans was tabled until the next meeting.

LAWN MAINTENANCE

The quotes from Leeper, Renaissance, GreenPro, and Rozelle were discussed. Kristin Marcuccilli's spread sheet was presented for comparison. It was suggested to go back to these contractors and have them detail each category to get the best price and do a final comparison. Stone refreshing should be included. Also nail down one, two, or three year-terms.

Snow removal and mowing contracts should be separate contracts.

Sprinkler System: The contract should include rain sensors and moisture gauges for each building. Don suggested that the board sign a contract now for a mid-June installation and get Jim Pfister's opinion on using wells vs city water.

Trees and Lawn: GreenPro will provide a tree and stump removal quote to the board. Use Ransom's quote for comparison. Al's Tree Service was suggested to use when one or two trees must be removed because he is cheaper.

OTHER BUSINESS

Clean all the brick at the main entrance. Fix the damaged pillar on the west side of the front entrance as well as the split in the east side brick wall when the truck damage to the mailroom and fence get repaired. The check for the mailroom damage should be coming soon. It should be noted that there is no cap on the money we receive. If more work needs to be done, the board can go back for more.

REPUBLIC CONTRACT

Tom Kimbrough made a motion and Annie McAlexander seconded that Gayle Burns sign the new contract. Motion carried.

BOARD MEMBERS

Don Banowetz will contact Jamie Justice about her status on the board. Don will also get talking points to Annie McAlexander for assessment discussion with some owners.

New Slate of Officers

Don Banowetz, President
Tom Kimbrough, Vice President
Gayle Burns, Secretary
Annie McAlexander, Treasurer

A motion was made by Annie McAlexander and seconded by Gary Robinson that the new slate of officers be accepted. Motion carried.

A motion was made by Gayle Burns and seconded by Annie McAlexander that former board member, Jerry Clancy, be removed as a signer on the HOA checking account. Tom Kimbrough and Don Banowetz will be added as signers. Motion carried.

ADJOURNMENT

A motion was made by Annie McAlexander and seconded by Gayle Burns that the meeting be adjourned. Motion carried.

The next board meeting will be held on December 8 at FWCC Library at 6 PM.

Respectfully submitted,
Gayle Burns, Secretary