

COVINGTON CLUB, INC.

December 8, 2020 – Board Meeting

Zoom Meeting

The meeting was brought to order by President Don Banowetz at 6:30 PM via Zoom. Members present included Tom Kimbrough, Kristin Marcuccilli, Gayle Burns, Annie McAlexander, and Mark Merkel.

The November minutes were forwarded for review to board members before this meeting. A motion was made by Mark Merkel to approve and waive the reading of the November minutes. The motion was seconded by Annie McAlexander. Motion carried.

FINANCIALS

The November financials were reviewed. A motion was made by Gayle Burns and seconded by Kristin Marcuccilli to approve the November financials. Motion carried.

GIFT DISCUSSION

A discussion took place regarding the concept for the anonymous \$20,000 gift. Ideas presented were to repair and keep the Thieme Garden steps, remove dead trees, re-landscape and to possibly add a pergola. It was suggested to solicit suggestions from the owners. Still needed are cost projections. Tom Kimbrough made a motion to send the ownership group a request for suggestions for the project scope. The motion was seconded by Gayle Burns. Motion carried.

BUILDING 3 ROOF

The new roof on building 3 was completed in late November. Feedback from building 3 owners was positive. All residents are happy the project is completed. All money, with exception of one owner, has been collected for the roofing project.

2021 ASSESSMENT

A discussion took place on the type of the payment options for the upcoming assessment. Total of the assessment is \$1,970. Payment options are as follows:

- (1) Pay all at once or in three installments January 1, 2021; March 1; and May 1.
- (2) Make 24 monthly installments for qualifying owners. Owners must qualify based on application criteria to be determined. Payments of \$82.08 per month would start January 1, 2021. It is estimated that only 2 residents would qualify for this option.

Don Banowetz will follow up with Susan Zahn to send out statements before January 1, 2021.

MAILROOM CONSTRUCTION

The mailroom project is at a standstill at the moment. The piers had been poured for the new light posts. The cost of re-harvesting the usable old brick proved to be too costly resulting in all new brick being used to resurface the mailroom. Tom Kimbrough is working with the insurance company and the HOA could see another \$10,000 from them. \$17,000 has been received as of this date.

Taff Silliman has volunteered to head up the landscaping in the spring. A quote of \$5,000 was obtained for this project. Taff feels the project can be done for less.

Kristin Marcuccilli presented a design for the name and address lettering on the new mailroom exterior facing Covington Road. It would involve removing the window that faces the road. Kristen will continue to work on this and present more options at the next board meeting.

Directory board – it was decided not to replace the old board.

INSURANCE FOR ACCOUNTANT

A discussion took place on insurance and bonding for Susan Zahn. It was decided that bonding for theft to be paid for by Susan is not needed because we are her only client. Susan will pay for and carry general liability insurance.

LAWN MAINTENANCE

The side by side lawn quote selection was made in favor of Green Pro. They had the lowest and most inclusive quote. Their proposal is for a 3 year contract at \$28,285 per year. A motion was made by Mark Merkel and seconded by Annie McAlexander that we sign a contract with Green Pro. Motion carried.

OPEN BOARD SEAT

Mark Merkel suggested asking someone in building 1 to volunteer since Jamie Justice has resigned. Tom Kimbrough has someone in mind and will report his progress at the next board meeting.

OTHER BUSINESS

The HOA needs to track down the new permits for the elevators. Don Banowetz will follow up on this.

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

Respectfully submitted,
Gayle Burns, Secretary