

COVINGTON CLUB, INC.

April 13, 2021 – Board Meeting

Fort Wayne Country Club Library

The meeting was called to order by President Don Banowetz at 6:30 PM. Board members in attendance were Gayle Burns, Kristin Marcuccilli, Gary Robinson, and Mark Merkel.

The minutes from the February 9 meeting were emailed earlier to board members for their review. Reading of the minutes was waived and the minutes were approved.

GATE HOUSE

Areas around the gate house need to be seeded, sodded, and flowers planted. Eagle Construction will fabricate two connecting posts to replace those that are misaligned. They will make them look like the rest of the fence. Some owners are not using the proper “in” and “out” drives by the gate house. It was suggested to send out an email reminder about this issue. Also, the far east drive is a 2- way drive.

GARDEN PROJECT

The garden project is progressing nicely. An extra \$10,000 from our anonymous donor will be coming in shortly. Sod will be placed in the center area and repair work on the stairs is being done. Jim Anderson is doing a great job. Completion of the project is scheduled for late May. Work is also being done to add canopy lights.

TREE REMOVAL UPDATE

It looks as though we are finished with tree removal. \$16,500 was budgeted for this project. So far, \$9,000 has been spent. K. Marcuccilli noted that there may be some trees that need removed in the east center of the park area. Someone on the board will check into this. It was also noted that dead or leaning trees behind Building 2 should come down. FWCC will be contacted to see if they will accommodate us with their removal.

LAWN CARE UPDATE

Green Pro will trim up low hanging branches. Spring cleanup is almost done. Mulch will be placed later. The cost for lawn care is \$2357/mo for 3 yrs.

MARCH 2021 AND FIRST QUARTER FINANCIAL PERFORMANCE

We have budgeted \$3500 to fix the leaks in Building 1's roof. J. Justice's condo leak will be fixed. The budget shows a \$2600 surplus YTD, so the first quarter is in good shape. YTD budget currently shows a \$13,000 surplus. Don noted that the \$300 owner deposits should probably be on the balance sheet but will leave it where it is for now.

RESERVE ACCOUNT UPDATE

March ending reserve balance is \$62,000. The capital account at \$14,900 is on pace for the year. HOA prepays amount to \$24,200.

IRRIGATION SYSTEM PROPOSAL APPROVAL

A revised proposal of \$56,000 has been submitted by Pfister Sprinkler. The pergola area will be included for irrigation. However, the board is responsible for the 110V power to the pergola. A motion was made by G. Burns and seconded by K. Marcuccilli to accept the bid. The motion carried.

BUILDING IDENTIFICATION NUMBERS

It was proposed that for delivery purposes, building numbers and unit numbers be purchased. K. Marcuccilli is going to contact Indiana Sign for a quote and get back to the board.

WINDOW CLEANING PROPOSAL

It was noted that the cost of outside window cleaning has increased. The cost for this service once a year is \$1,365. Additionally, there is a charge of \$165 to clean the inside of the foyer windows as well as \$25 to clean the interior and exterior of the gate house. A motion was made, seconded, and passed to clean the windows once a year.

PROJECT LIST

1. Get someone to walk and inspect the roofs on Buildings 2 & 4.
2. Add signage cost to the project.
3. Add cost of tree removal behind buildings 2 & 4.
4. Follow up on new development at the annual meeting.

OTHER BUSINESS

1. Add carpet cleaning to the schedule.
2. Add gutter maintenance to the schedule.
3. G. Burns will contact businesses to schedule.

A motion was made, seconded and passed that the meeting be adjourned at 7:45 PM. The next board meeting will be held on June 8, 2021, at FWCC at 6:30 PM.

Respectfully submitted,
Gayle Burns, Secretary