

## **COVINGTON CLUB, INC.**

**June 8, 2021 – Board Meeting**

Zoom

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

### **GATE HOUSE PROJECT**

This project is largely complete except the curb cutouts need to be replaced. Andy Brooks of Brooks Construction gave some suggestions for the needed repairs. The curbs will also be repainted white.

### **GARDEN PROJECT**

Mostly complete. Furniture needs to be placed and a table is needed, as well. Will research the cost of a grill. All the crushed limestone has been placed. It was decided not to place metal curbing around the limestone/seating area because of a possible tripping hazard. There is a pallet of sod left over and it was suggested that it be used to cover bare spots left over from tree removal or to place on the bare spots in front of building 3. Per the landscaper, the bare spots in front of building 3 will be seeded and have straw covering it when the sprinkler system is placed in July. The sod will be used to cover bare spots elsewhere on the property.

### **TREE REMOVAL**

Bare spots need to be seeded. Low hanging branches need to be trimmed up.

### **LAWN CARE UPDATE**

Mole removal is scheduled for some time in July. After the sprinkler system is in, seeding and grass replacement will commence. Lawn workers need to do more weeding and thistle removal. The areas around the sidewalks need to be trimmed. It is not being done now. It was suggested to use a push mover for the tight areas that the riding mowers cannot reach. Don will check with the lawn people regarding the height of the lawn cut.

### **MAY AND YTD FINANCIALS**

All the financial reports were reviewed. The Association finances are in good shape.

### **RESERVE ACCOUNT**

The reserve account is on track.

### **IRRIGATION SYSTEM**

The irrigation system is scheduled for installation between June 30 and July 15.

### **IDENTIFICATION NUMBERS FOR CONDO PROJECT UPDATE**

The ID numbers for all units have been approved and a deposit has been given to Indiana Sign.

### **WINDOW CLEANING AND GARAGE POWER WASHING**

The windows were cleaned in May and the board has received no complaints. The windows will be cleaned once a year. The garages in buildings 1, 3, and 4 will be cleaned in June and done once a year.

### **GUTTER GUARDS**

Gutter guards have been placed on buildings 1, 3, and 4 and are maintained twice a year. Gayle will call Caleb to have his people check out the seams during the next inspection.

**AUDIO VISUAL**

Buzzer system in building 1 still needs a part to make the system work properly. Annie will get Don the contact info for Eric Lemert.

**PAST DUE ASSESSMENT**

All assessments have been paid except for one homeowner. Don will contact the owner by email to remind them of their obligation. If there is no response, a lien will be placed on the owner's condo.

**OTHER BUSINESS**

Zack at FWCC has been contacted about dead tree removal on FWCC property in danger of falling on an association fence behind building 2.

Building 4 steps on the east end are sinking and need replaced. Reed Silliman will get some estimates. The east end foyer door also needs replaced. It is in awfully bad shape and has become a security issue. All the doors in the complex need replaced down the road.

Building 4 garage door will be fixed on June 9. A defective keypad on the north garage door in building 3 has been replaced.

The operating budget looks good. The elevator expenses are up because of a problem with building 3's north elevator brace. A new brace was placed and works, but if it breaks again, a new elevator must be purchased. G. Burns will get an estimate before the next meeting.

There was a \$1700 electrical expense in January. Susan Zahn will provide info on that.

There may be a roof leak in Errington's condo. Sam Swartz will check it out.

The meeting ended at 7:40 PM. The next board meeting is scheduled for August 24, 2021.

Respectfully submitted,  
Gayle Burns, Secretary