

Covington Club Board Meeting Minutes

Tuesday, July 26th, 2022 (6:00pm EDT)

The Board meeting was called to order at 6 PM. Members present included Don Banowetz, Tom Kimbrough, Annie McAlexander, Kristin Marcuccilli, Gayle Burns, Lili Carroll and Mark Merkel.

- The board reviewed both June and YTD Financial Performance vs. budget. Through June we're in good shape on both. Our \$5,000 deductible and the additional \$16,500 we'll owe over and above the insurance payment will largely deplete our reserve account
- We discussed some of the projects completed in June:
 - a) Gutter on Gatehouse Repaired
 - b) Entry system repairs #3 (south entrance) & #4 (east entrance)
 - c) Repaired and painted the Pillars on building #2
 - d) Garage Floor Cleaning all buildings
 - e) Gayle Burns got large credit from Republic for billing error
- **Pending Projects Discussion**
 - a) Identifier Numbers for inside of Foyers – after some discussion we decided to table this action
 - b) Repair Concrete at the curb of the gatehouse (Don will engage Tom Jones to coordinate)
 - c) Stair repair and leveling east steps on building #4 has begun and will take two weeks to complete
 - d) Don will check with Tom Jones on status of irrigation power box repair
 - e) Don to cover sidewalk edging, weeding beds, power box coverage near building #2 and grass around light pole in front of building two
 - f) Remove low hanging limb behind building one. The stump near the garage area by building one needs trimmed and seeded.
 - g) Trim low hanging limbs on tree behind building two. Contact Pfister to move sprinkler head by light pole in front of building two.
 - h) Kristin Marcuccilli to get pricing on seeding dirt areas created by the windstorm that won't be covered by insurance
 - i) Get Susan Zahn to provide an update on payment for the assessment of \$480
 - j) Get gutters and shutters repaired on building two (Tom Jones)
 - k) Have Josh Neal modify the maximum number of board members increased from 7 to 9 per the vote of the ownership group in 2020 (Tom Kimbrough to check)
 - l) There was no vote on the recommendation of allocation of the board seats. That will be included in and voted on during the annual owners meeting
 - Recommended distribution of board seats by building
 - 1. Building 1 2 seats (6 units providing for 33% representation)
 - 2. Building 2 2 seats (7 units providing for 29% representation)

- 3. Building 3 3 seats (12 units providing for 25% representation)
- 4. Building 4 2 seats (8 units providing for 25% representation)
- m) EV Charging Stations change to our By-laws for Ownership vote (51% required)

- **Storm Damage Discussion**

- a) We discussed the extent of the storm damage and subsequent cleanup of the grounds afterward. The total charges for tree removal ended up being \$38,000, plus \$1,350 for lawn clearing so our grass could be cut during the past 30 days. Insurance paid \$21,600, so after our deductible we will be out of pocket roughly \$18,000.
- b) Don to write an email to the ownership group providing an update from the last communication and detailing how the expenses broke out. After detailing the cost details I'll include and allocation per owner that can be voted on at this year's annual homeowners meeting

The Board Meeting was adjourned at 7:20 PM.

- **This year's Annual Meeting is scheduled for Tuesday, October 4th at the Fort Wayne Country Club. More details to follow.**
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