

COVINGTON CLUB BOARD MEETING
September 13, 2022, 6pm
Fort Wayne Country Club

The meeting was called to order by Don Banowetz. Members present included Annie McAlexander, Gayle Burns, Kristin Marcuccilli, Tom Kimbrough and Mark Merkel.

AUGUST AND YTD FINANCIAL PERFORMANCE

- **Operating and reserve accounts both look good**
- **The revenue is the same as the last 3 years**
- **August and YTD budget look good compared to budget**
- **The 2023 operating budget** was reviewed and compared to '21 & '22
 - Tom Kimbrough is in favor of the budget with the proviso there will be an assessment to recover out of pocket expenses. Annie McAlexander made a motion to approve the budget, Gayle Burns seconded the motion, the Motion passed

NEW BUSINESS

- **Send information out on annual meeting**, allotment of board members, information on assessment and electrical hookup for EVs
- **Neighbors to the east of CC sent a letter to the Board** requesting CC
- help pay for tree removal expense for trees that fell onto their property
- from CC property. Also 4 trees from CC property are in danger of falling on their property. They are requesting that we split the cost with them
- Tom Kimbrough stated that CC may be setting a precedent by helping
- to pay the expense but expressed it was the neighborly thing to do
- A motion was made by Kristin Marcuccilli and seconded by Tom Kimbrough that CC share the cost, the Motion carried. Each party will get estimates.

COMPLETED PROJECTS

- **Upper and lower shutters put up on north front on bldg. 2**
- **New light post was placed behind bldg. 1**
- **Sprinkler head repaired on south end of bldg. 3**
- **Drain leak checked on in basement of bldg. 3**

- **Eaves on mailroom painted**
- **Repaired bldg. 4 garage pad drain grate**
- **Installed new door on bldg. 1**
- **Repair and level steps at east entrance bldg. 4**
- **Repaired east drive overhead light with Henry Electric's assistance**

PENDING PROJECTS DISCUSSION

- **Concrete curb at gatehouse needs repaired**
- **Have the by-laws modified to establish the maximum number of board members allotted per building as follows:**
 - Building 1—2 seats 33% representation
 - Building 2—2 seats 29% representation
 - Building 3—3 seats 25% representation
 - Building 4—2 seats 25% representation

A motion was made by Gayle Burns to approve the recommendation, it was seconded by Annie McAlexander, the Motion carried

- **EV charging station change to the by laws** - Tom Kimbrough suggested that the bylaws state owners must use a certified electrician approved by the board and that all owners must use the electrician chosen by the board. Owners must pay for and install a separate and dedicated plug line between their personal electric panel and the charging station. Tom Kimbrough made a motion for the installation of EV charging stations Kristin Marcucculli seconded it, Motion carried
- **Slate of new board members was presented.** Tom Kimbrough moved to approve the slate, Gayle Burns seconded the motion, Motion passed
- **A third-party assessment** was presented to repair roofs on bldgs 2 and 4. A motion was made by Annie McAlexander and seconded by Mark Merkel to move ahead with this project, Motion passed
- **A discussion took place about owner assessment amount for 2023.** That request will go to the owners in the proxy and at our annual meeting to recover Covington Club's out of pocket expenses related to this summer's storms
- **The annual meeting will take place on October 24, 2022, at 6:30pm at Fort Wayne Country Club**

The board meeting was adjourned at 7:15 pm