

COVINGTON CLUB BOARD MEETING DECEMBER 10, 2024, 6:30PM | BURROWS RESIDENCE

The meeting was called to order by Tom Kimbrough. Members present included Gayle Burns, Julie Clancy, Matt Brown, Julie Inskeep, Mark Burrows and Reed Silliman.

Treasurer's Report

There is \$43,860.72 in the reserve account as of 10-31-24. The roof deposit for Building 2 was paid this year for roof replacement in 2025. No painting was done this year as planned because of harsh weather. These two items will affect the bottom line at 12-31-24. Painting will be addressed in the spring about painting windowsills and cobweb removal from all the outside entrances.

No out of the ordinary expenses occurred this year.

Building Maintenance

Tom Kimbrough contacted Jon Parrish at Green Pro to relay the request to not plow snow unless 2" of snow has fallen. A suggestion was made to contract Jon again, asking him to call Tom Kimbrough if Green Pro intends to salt the sidewalks.

No issues were reported with the sprinkler system this year.

Insurance

The insurance renewal invoice is on budget at \$18,000 with the deductible still at \$5,000. But the property coverage deductible changed from \$5,000 to 2% of the value of the buildings.

Building 1 Front Door

Matt Brown has been working on getting bids to replace the double foyer entrance doors on building 1. Estimates range from a high of \$19,000 to a low of \$7,500. All bids include labor and materials as well as keeping the intercom system intact. There is no budgeted amount for this capital improvement. A suggestion was made to investigate the cost of repairing the frame surrounding the doors instead. This improvement was tabled until the next meeting.

HVAC Roof Removal Building 2

If all units are removed from the roof, the cost will be \$3,500 per owner. There will be an extra charge of \$1,000 per owner if their HVAC unit remains on the roof. It was suggested that if an owner chooses to leave their unit in place and pay the extra charge, it is understood that the roofer will not guarantee the integrity of the roof and that the owner agrees to pay to repair any leaks that occur from not removing their unit from the roof. More discussion needs to take place on this issue. Mark Burrows will have a conversation with the owners in the hope of reaching a consensus. Tom Kimbrough will send an email to the owners addressing this issue.

Money for Refreshing Foyers

Building 2 is next up to receive funds to refresh their foyers. Building 2 has 3 foyer entrances. The main foyer services 4 condos, the south foyer services 2 condos, and the north foyer services one condo and is considered a private entrance. The question is how much money will be made available? Suggestions are \$5,000 for the main foyer, \$2,500 for the south foyer and zero money for the north foyer. Another suggestion was to split the \$5,000 between the main and south foyers. Discussion was tabled until the next meeting.

Lift Chair Removal

When the Robinsons moved, they left the lift chair they installed from the main level to the second level. It was suggested to remove the lift chair at the association's expense. No timeline was decided.

The board meeting adjourned at 7:45 pm.