

KINGS COVE HOMEOWNER'S ASSOCIATION
Board of Directors Meeting
Faith Outreach Church
Oviedo, FL 32765
December 3, 2020

Attendance: Jared Eller, President; Walter "Ray" Monser, Vice President/Secretary; Heather Fipps, Treasurer; Bill Harris, Clarissa Powell, Earl Henry, John Babinchek, Patty Caufield, Chris Harris, Bob Komarisky, Paul Carter.

Call to Order: President Eller called the meeting to order at 8:17 p.m. Quorum present.

Election of Officers:

Motion by Ray Monser that Jared, Ray and Heather be re-elected, with Clarissa Powell as Secretary. Second by Clarissa Powell. Motion passed.

Treasurers Report: Treasurer's report presented at the Annual Meeting.

Old Business

Tuskawilla Wall

Jared Eller will discuss with Barry Skinner previous letters sent to homeowners along the wall. Jared will send letters to current homeowners before next Board meeting.

Heather reminded all that the attorney said the covenants are confusing and not clear on who is responsible for wall maintenance. Discussion about updating/clarifying covenants. Bill Harris reminded the board that it takes 90% of homeowners voting in favor of new covenant adoption.

Benches

One bench was removed due to it breaking. Jared and Bob will research, purchase and install new benches. Heather said budget amount for benches is \$500 (in 2020 budget).

Committees

Standing committees with members are:

Architectural Review Committee – Committee to be appointed. Committee to work on new "color book" for house colors.

Maintenance Committee – Paul Carter Chair, Earl Henry, Bob Komarisky, Ray Monser

Social Committee – Ray Monser and Clarissa Powell (will recruit new members)

New Business

Board Meetings – Board unanimously agreed to meet quarterly, either in person or via Zoom. Next meeting 7 pm on February 4, 2021. Board meetings not traditionally held at church. Location TBD.

Zoom – Bill Harris has managed Zoom for meetings. With his departure from Board, Ray Monser volunteered to assume this task.

Existing Contracts – Jared Eller and Heather Fipps to review all vendor contracts for 2021.

FaceBook Page – Currently maintained as neighborhood page, not association page. Paul Carter handling. Board agreed to continue page as is. Heather Fipps to receive admin status as well as Paul.

Website – Bill Harris agreed to continue maintaining association website AND add a vendor page where homeowners can share good vendors.

Newsletter – Jared Eller discussed rejuvenating a newsletter. Board agreed. Clarissa Powell will handle newsletter with frequency to be determined. First newsletter to mail with invoices by end-of-month. Clarissa will create template and present to Jared.

Christmas Decorations – Thank you to Ray Monser and Walt Howard for decorating our entrance. Several homeowners requested decorations on light poles. Board determined too late for this year, but luminaries will be distributed as in the past. Heather and Jared will order luminary supplies. Clarissa and Ray will put together and distribute. Luminary supplies will be sand and white bags. Individual homeowners supply candles. Instructions to be included.

Board agreed to increase social budget to accommodate purchasing Christmas decorations for 2021 holiday season. Heather moved to reallocate \$750 from Electricity to Social for 2021 budget. Ray seconded. Motion passed.

Adjournment:

Motion by Jared Eller that the meeting be adjourned at 8:47 p.m.
Seconded by Earl Henry. Motion carried.

Attest: 
Clarissa Powell, Secretary