

KINGS COVE HOMEOWNER'S ASSOCIATION
Board of Directors Meeting
Via Zoom
February 9, 2021

Attendance: Jared Eller, President; Walter Monser, Vice President; Heather Fipps, Treasurer; Clarissa Powell, Secretary; Paul Hook; Tom Moch

Call to Order: President Eller called the meeting to order at 7:04 p.m. Quorum present.

Minutes: Clarissa Powell moved minutes of December 2020 meeting be approved. Walt Monser second. Passed.

Treasurers Report: Heather needs access to Paypal account to better track dues payments. Walt to send Heather a list of dues paid through Paypal.

Walt and Heather to reconcile dues and get a status.

Board agreed:

- Interest will be charged on late dues paid
- Liens will be considered if needed
- Clarissa to send past due and lien letter examples

Committee Reports

ARC Committee: Tom Moch and Paul Hook present ARC Report.

- Three to four homes stand out as being in very poor condition.
- 13 total letters are being recommended to send – letters not presented for review

Procedure confirmed that ARC Committee send letters to Board for review. Board has final approval if they are to be sent.

ARC Committee recommends letters be sent after next newsletter (March). Newsletter point out home maintenance issues and reference respective Covenant.

Maintenance Committee:

- Benches need to be replaced.
- Seminole County removed trees and repaired sidewalks in pond area as needed

Heather moved to purchase new benches. Clarissa seconds. Motion passes. Maintenance committee to purchase and install benches.

Jared calling both Lake Doctor and Lewis to review contracts. Board needs copies of both contracts on file.

OLD BUSINESS:

Tuskawilla Wall

Jared said spot repairs on the wall will cost about \$5000.

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.

Steps discussed for wall:

1. Jared to ask Bob Weiss when Tuskawilla was widened as beginning point.
2. Jared getting copies of letters as reference point (letters between Barry and homeowners) – check Google Docs
3. Point of contention: Land along road not owned by KCHOA.

NEW BUSINESS:

New Homeowner Welcome Packet

Return to providing new homeowners with welcome packet including a copy of Bylaws and Covenants.

Covenants

Get quote from attorney to update covenants.

Kids at Play Signs

Jared calling county about getting Kids at Play signs posted

Adjournment:

Motion by Clarissa Powell that the meeting be adjourned at 8:47 p.m. Seconded by Jared. Motion carried.

Attest: _____
Clarissa Powell, Secretary