Seven Coves Association, Inc.
Board Meeting
July 26, 2022 Tuesday, 6:30 PM
MEETING AGENDA

This is a board meeting. Members may observe but please hold all questions and comments for the open forum.

1. **Call Open Session to Order**

2. **President provides summary of** prior executive session regarding legal action, contracts, disciplinary hearings, employee matters, repayment plans and foreclosures.

2. **Review/Approval of Minutes of Last Board Meeting**

3. **Reports**
   a. Treasurer's Report
   b. President's Report
   c. Committee Reports
      -Architectural Control Committee
      -Marina Patrol
   d. Manager's Report
      -Deed Violation and Marina Report

4. **New Business**
   a. Discuss website access/maintenance and update, budget for current pictures and additional advertising.
   b. Landscaping front entrance.
   c. Discuss bid for adding kiddie cushion to playground.
   d. Pool monitors-starting work shifts May 1st.
   e. Bill provides pickle ball court update.
   f. Bid for bumper order.

6. Adjourn Open Meeting.

7. If needed, **Adjourn to Executive Session – to discuss;** This meeting may be adjourned at any time by the board of directors for the purposes of meeting in an executive session.

9. Reconvene Open Session-To consider and take any necessary action with respect to any matters considered in executive session.

10. Adjournment.

11. **Open Forum**. During open forum, each attendee may address the board for up to three minutes. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

MEETING RULES: No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address matters during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

SEVEN COVES HOMEOWNERS' ASSOCIATION
Monthly Board Meeting
Tuesday, June 28, 2022
(Monthly Board meeting followed immediately after Annual meeting)

Regular Board Meeting called to order at 6:30 pm

Seven Coves Board Members Present:
Tim Steinmuller, Don Chronister, Kevin Lacy, and Bill Valka

IMC Reps. Present:
Steve Durham

Minutes:
Approval of May Minutes. Don Chronister made a motion to approve the report and Kevin Lacy second, unanimously approved.

Financials:
Financial Report was given by Kevin Lacy. Don Chronister made a motion to approve the report and Bill Valka second, unanimously approved.

President's Report given by Tim Steinmuller, President:
Pool monitors are working 9am-9pm all summer now. The new pool card system seems to be working well. If you haven't picked up your new access card from the office, please do so since that is the only way to enter the pool area now. Rode pavement is completed, and it was much needed. We had to replace one of the air conditioner units in the clubhouse. Volunteers in Section 2 have been visiting homes in Section 2 only, to gather votes in favor of amending the deed restrictions for section 2 only. Those homeowners should have received ballots with voting instructions by mail by now. Our 4th of July parade event is Monday, July 4, 2022 from 11am-2pm. Decorated golf carts, bicycles, wagons & vehicles may enter for a prize. Hotdogs and beverages will be served free after the parade. Join in on the fun! As always, drive carefully in the neighborhood there are many kids and family visiting for the holiday, that are walking and riding on the streets and enjoying the amenities. Lastly, pickup your parking permits from the office for 2022. Thank you.

Old Business

a. Don Chronister made a motion to approve removing Kevin Lacy from the board since he is moving and no longer a property owner and appointing David Marks to fill the vacant seat for the duration of his term. Bill Valka second, unanimously approved.

Regular Board Meeting adjourned at 6:56 pm.

_____ _____

Secretary Date

Seven Coves Association Inc.
Special Bord Meeting
June 26, 2022
7:30PM

Meeting called to order at 3:07 pm

Board Members Present:
Tim Steinmuller, Don Chronister, Kevin Lacy, Bill Valka, and Peggy Dentler (by speaker phone).

New Business:

a. Don Chronister made a motion to cure a deed violation by removing 2 signs from the property of Sec 4/Block 14/Lot 31. Peggy Dentler second, all approved and Kevin Lacy abstained.

Special Board Meeting adjourned at 3:14pm

_____ _____

Secretary Date

Seven Coves Financial Report – End of June 2022 (6-month actuals = 50% of year)

Prepared by Seven Coves Treasurer – Bill Valka – (Assisted by Kevin Lacy) July 24, 2022

Income Summary

		6 mo Actuals	12 mo Budget	% Tot Rev	12 mo FC	Fc vs Budget
Revenues	Res Assmts	$440,000	$410,400	43%	$440,000	1.07
	Comm Assmts	$65,600	$72,200	8%	$65,600	0.91
	Subtotal	$505,600	$482,600	51%	$505,600	1.05
Misc Inc	Fees	$29,900	$37,500	4%	$40,000	1.07
	Franchise	$15,000	$20,000	2%	$20,000	1.00
	Landing	$0	$10,750	1%	$10,750	1.00
	Subtotal	$44,900	$68,250	7%	$70,750	1.04
Rental Inc	Marina	$166,300	$340,000	36%	$340,000	1.00
	Clubhouse	$28,300	$30,000	3%	$45,000	1.50
	Trailer Lot	$26,565	$30,000	3%	$30,000	1.00
	Subtotal	$221,165	$400,000	42%	$415,000	1.04
Total Rev		**$771,665**	**$950,850**	**100%**	**$991,350**	**1.04**

Major Expense Summary

		6 mo Actual	12 mo Budget	% Tot Exp	12 mo FC	Fc vs Budget
Maj Exp	Trash Serv	$79,400	$160,000	19%	$160,000	1.00
	IMC Services	$58,500	$120,000	14%	$120,000	1.00
	Depreciation	$54,000	$110,000	13%	$110,000	1.00
	Insurance	$93,800	$92,000	11%	$94,000	1.02
	Mow & Landscape	$41,450	$75,000	9%	$75,000	1.00
	Top 5 Subtotal	**$327,150**	**$557,000**	**64%**	**$559,000**	**1.00**
	Courtesy Patrol	$19,100	$41,000	5%	$41,000	1.00
	Marina Maint	$20,500	$40,000	5%	$40,000	1.00
	SJRA Fee	$15,100	$33,000	4%	$33,000	1.00
	Utilities	$17,600	$29,000	3%	$29,000	1.00
	Dock Loan Int	$9,000	$19,000	2%	$19,000	1.00
	Next 5 Subtotal	**$81,300**	**$162,000**	**19%**	**$162,000**	**1.00**

Remaining Expense Summary

	6 mo Actual	12 mo Budget	% Tot Exp	12 mo FC	Fc vs Budget
Clubhouse Maint	$2,300	$8,000	0.9%	$8,000	1.00
Attorney Fees	$12,200	$20,000	2.3%	$20,000	1.00
Security System	$16,900	$16,000	1.9%	$18,000	1.13
Pool Monitors	$3,525	$14,000	1.6%	$14,000	1.00
Pool Cleaning	$1,300	$15,000	1.7%	$15,000	1.00
Postage	$2,900	$5,000	0.6%	$5,000	1.00
Accounting Serv	$75	$9,000	1.0%	$9,000	1.00
Gen Expense	$6,900	$10,000	1.2%	$10,000	1.00
Clubhouse Cleaning	$2,300	$6,000	0.7%	$6,000	1.00
ACC Inspectors	$2,400	$6,000	0.7%	$6,000	1.00
Next 10 Subtotal	$50,800	$109,000	12.6%	$111,000	1.02
Misc Subtotal (15)	$19,920	$36,000	4.2%	$36,000	1.00
Total Expense	**$479,170**	**$864,000**	**100%**	**$868,000**	**1.00**

May 2022 Summary – Revenues - With six months of the 2022 budget year elapsed the revenue forecast is very accurate with essentially all dues collections accounted for and remaining revenue expected is a modest percentage of the overall total. We are likely to see the expected impact of raising dues and being able to fully allocate those increased revenues to our reserves, the basis for the dues increase. Clubhouse revenue trends, now that the remodel is completed, is very positive and the annual forecast was raised by $15,000 in last month's report. No concerns with any revenue source currently and the 4% above forecast is consistent with our goal to fund reserves by $50-75,000 per year, cover any special projects, and fund interest payments and loan principal reduction.

Expenses – The top ten major expenses, accounting for 83% of our total spend is on track very consistent with the 2022 budget. We now have a better picture of the interest expense that has gone up due to the Clubhouse remodel loan. There were no large expense categories that at half year elapsed indicated the need to change the expense forecast further. The remaining expenses are very well in line with the 2022 budget forecast and pending no extraordinary repair costs we have adequate room to cover recent special projects that have been completed at the Marina (ramp and bathroom electronic locks), playground (kiddie mulch), and pool (liquid chlorinator and electronic locks.) and extra tree trimming in several locations. No concerns with any expense category or trend at this point of the budget cycle although there may need to be some minor future reallocations between categories.

July 2022 newsletter from the President
By Tim Steinmuller

Hope your enjoying or at least tolerating the hot weather. As you have probably noticed that due to the lack of rain the MUD Dist. has posted the sign at the exit letting us know that we are at a Stage 1 water conservation mode. What that means is they would like us to voluntarily reduce the amount of outdoor water use. Either by reducing lawn watering, power washing driveways, etc. If you go to regionalwater.net it provides more details on conserving water.

You might have also noticed at the exit to our subdivision that we have removed two large trees that were overgrown and tearing up the brick bed and rubbing against the lighthouse. This has really opened the view of the lighthouse when you exit the subdivision and we will be discussing how to prepare, clean and plant in that area. We are discussing options with master gardeners for ideas and recommendations for planting in the next few months when it's cooler.

An item that has had some discussion in the neighborhood is the strange looking vehicle that is driving around our subdivision monitoring HOA deed restriction violations. As you know we are a deed restricted subdivision. Up until this company started the same scheduled drive through, our office manager Amy and one other IMC employee were driving around our subdivision twice a month monitoring deed restrictions. This service is being provided by IMC for our subdivision at no extra charge to our HOA. Amy will continue to observe the violations reported from CV360 and prepare the letters. This is all part of the effort to enforce our deed restrictions in a safe and continual professional manner to keep our subdivision looking nice.

Finally, tonight after our regular HOA meeting there will be a members meeting for Section 2 residents, to tally the votes collected for amending the deed restrictions for Section 2. The amendment is to prohibit short-term rentals less than 90 consecutive days. Before the law was passed on September 1, 2022, we were able to prohibit short term rentals, which is anything less than 90 days rented by one single family, in all 6 sections of Seven Coves subdivision, but now the law requires our deed restrictions to have explicit details for prohibiting short-term rentals. A group of dedicated volunteers in Section 2 have been hitting the pavement explaining what the amendment is for and gathering signatures to pass the amendment. It requires a 67 percent vote of approval by the residents in Section 2 and tonight the vote will be tabulated and if passed, the amendment will be filed with the change in the deed restrictions in section 2. Otherwise, they remain as they are currently laid out.

I sincerely hope you are having a great summer and look forward to seeing you at our HOA monthly meeting.

Until next month,
Tim Steinmuller
President Seven Coves HOA

ACC Report
July 25, 2022

Approved

Fence 2
Patio/deck/sidewalk 1
Ext. Paint 4
New Home 1
Room enclosure 1
Mailbox 1
Roof 1
Pool 1
Generator 1

Denied

Palapa/fence 1

Shed 1

Monthly Marina Security Report

June 22 to July 24, 2022

Parking Violations:	54
Warnings:	29
Vehicles Towed:	0
Trespassers:	39

Notes: **Trespassers at playground and fishing pier; 4 kids in pool on a Monday.**

Deed Violation Report

March 29, 2022

Violations-Categorized (Percentage)

3 Vehicle Parking: trailers, boats, atvs, etc. stored in yard/driveway.
3 Unsightly: Trash/misc. items, multiple violations.
3 Garbage/recycle can in public view

Violations-Activity

9 1st Notice

July 26, 2022

MARINA REPORT

		AVAILABLE	VACANT	TM	LM
DOCK #1	**COVERED**	36	4	89%	85%
	UNCOVER	30	9	67%	67%
	TOTAL	66	13	81%	80%
DOCK #2	**COVERED**	54	0	100%	100%
DOCK #3	**COVERED**	60	0	100%	97%
DOCK #4	**COVERED**	28	2	93%	86%
	UNCOVER	48	5	90%	90%
	TOTAL	76	7	91%	92%
OVERALL	**COVERED**	178	6	97%	85%
	UNCOVER	78	14	83%	83%
	TOTAL	**256**	**20**	**93%**	**90%**