Seven Coves Association, Inc.
Board Meeting
June 29, 2021, 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. **Review/Approval of Minutes of Last Board Meeting**

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

4. **New Business**
   a. Election of Officers.
   b. Discuss additional mowing.
   c. Discuss condition of marina restrooms.
   d. Discuss pool.
   e. Discuss loan for clubhouse remodel and its financial impact.
   f. MUD#2 work in subdivision.

5. **Old Business**
   a. Ratification of all actions of the board since last meeting.
      1. Playground has been mulched.
      2. Granting of 2 variances.
      3. Legal action approved for breach of agreement.

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, May 25, 2021

Regular Board Meeting called to order at 6:34 pm

Seven Coves Board Members Present:
Tim Steinmuller, Kevin Lacy, Don Chronister, Mike McLaughlin, & Wayne Farrar

IMC Reps. Present:
Steve Durham

Minutes:
Approval of March Minutes: Don made a motion to approve and Mike second, unanimously approved.

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

President's Report given by Tim Steinmuller, President:
If you recall not all candidates were listed on ballot in April Annual Member's meeting, and we decided to do a new election for the May meeting. There are 4 candidates running for the 3 open board positions. The plumbing repairs and new piping has been installed to the marina, clubhouse, pool area and office, that were damaged due to winter storm. We had about $30,000 in damages. We are working on completing financing for the clubhouse remodel. Our goal is to begin renovations the 1st of July. These improvements will help generate additional revenue with all the updates. We've recently discovered how much wind and hail damage to our roofs have taken place on the gazebo, pool house, clubhouse and office. We are getting bids for roof replacement and will be working with our insurance company for replacement. You may pick up pool passes starting Friday, May 28, 2021. You pick them up from the pool monitors. Please show monitors your driver's license, and a bill if the property address is not on the driver's license. Please make sure you have the current blue 2021 parking stickers & tags. Finally, there is no cleaning of fish or disposing of fish permitted in the marina or parking lots garbage cans. We are seeing a lot of fish remains washed up in the boat launch and garbage cans. The smell alone is overwhelming and attracts other wildlife.

Old Business
Don made a motion to ratify all action taken by the board since the last board meeting concerning legal fees for act. 1039, to accepting Burke's Plumbing bid for repairs, and to terminate IguanaNet. Second-Kevin, unanimously approved.

New Business
Discussed deed violation procedures for mailing letter for golf carts, deferred.
Kevin made a motion to hire Trey B for Summer part-time work. Second-Don, unanimously approved.
Discuss mulch for playground, deferred for further information.

Regular Board Meeting adjourned at 7:22 pm

Open Forum:
Discussed golf cart violation letters, questions about storm damage.

SEVEN COVES HOMEOWNERS ASSOCIATION
MEETING OF MEMBERS
MAY 25, 2021

Meeting called to order at 6:30 pm

Final call for ballots.

Nominees were introduced and volunteers were called to tally votes.

Meeting adjourned at 6:32 pm

Results were announced approximately at 7:25 pm.

Board members are Peggy Dentler, Kevin Lacy and Tim Steinmuller

Seven Coves Financial Report – End of May 2021 (5 months actuals = 42% of year)

Prepared by Seven Coves Treasurer – Kevin Lacy June 28, 2021

Income Summary

			5 mo Actuals	12 mo Budget	Ind %	12 mo Forecast	Fc vs Budget
Revenues	Res Assmts		384413	388900	0.43	388000	1.00
	Comm Assmts		68395	68430	0.08	69400	1.01
	Subtotal		452808	457330	0.51	457400	1.00
Misc Inc	Fees		17595	37500	0.04	37500	1.00
	Franchise		12239	17500	0.02	17500	1.00
	Landing		0	7000	0.01	10000	1.43
	Subtotal		29834	62000	0.07	65000	1.05
Rental Inc	Marina		154200	320000	0.36	320000	1.00
	Clubhouse		5750	25000	0.03	25000	1.00
	Trailer Lot		24525	30000	0.03	30000	1.00
	Subtotal		184475	375000	0.42	375000	1.00
Total Rev			667117	894330	1.00	897400	1.00

Major Expense Summary

			5 mo Actual	12 mo Budget	Inv %	12 mo Forecast	Fc vs Budget
Maj Exp	Trash Serv		63750	150000	0.18	150000	1.00
	IMC Services		48800	117000	0.14	117000	1.00
	Depreciation		45000	108000	0.13	108000	1.00
	Insurance		89600	90000	0.11	87800	0.98
	Mow & Landscape		22450	65000	0.08	65000	1.00
	Subtotal		269600	530000	0.62	527800	1.00
	Courtesy Patrol		12270	56400	0.07	56400	1.00
	Marina Maint		39650	50400	0.06	50400	1.00
	SJRA Fee		15060	32000	0.04	36000	1.13
	Utilities		11800	27000	0.03	23500	0.87
	Dock Loan Int		6350	18000	0.02	17500	0.97
	Subtotal		85130	183800	0.22	183800	1.00

Remaining Expense Summary

		5 mo Actual	12 mo Budget	Inv %	12 mo Forecast	Fc vs Budget
Clubhouse Maint		1275	10000	0.012	1000	0.10
Attorney Fees		10650	20000	0.023	20000	1.00
Security System		4100	12000	0.014	10000	0.83
Pool Monitors		0	18000	0.021	18000	1.00
Pool Cleaning		3140	10000	0.012	10000	1.00
Property Taxes		0	3800	0.004	3800	1.00
Accounting Serv		0	9000	0.011	9000	1.00
Gen Expense		7450	9000	0.011	9000	1.00
Clubhouse Cleaning		1775	5000	0.006	5000	1.00
Phone Internet		1900	4000	0.005	4200	1.05
Subtotal		30290	100800	0.118	90000	0.89
Credit Card Fees		2380	5500	0.006	6000	1.09
Advertising		1500	4000	0.005	4000	1.00
Postage		3530	5000	0.006	5000	1.00
Member Relations		0	3000	0.004	3000	1.00
Office Supplies		1375	3700	0.004	3700	1.00
Office Maint		1040	1500	0.002	1500	1.00
Event Coord		300	2000	0.002	2000	1.00
Pool Maint		1760	4000	0.005	4000	1.00
Trailer Lot Maint		250	1000	0.001	1000	1.00
Vehicle Maint		930	2000	0.002	2000	1.00
Lighthouse Maint		-700	1000	0.001	1000	1.00
ACC Inspectors		1800	2500	0.003	2500	1.00
Pest Control		190	500	0.001	500	1.00
Tennis Ct Maint		45	1000	0.001	1000	1.00
Playground Maint		0	2000	0.002	2000	1.00
Subtotal		14400	38700	0.045	39200	1.01
Total Expense		399420	853300		840800	0.99

Summary – In 2021 we will be showing the revenues as they are collected instead of prorating them on a monthly basis. This will allow a better picture of likely revenue and give us better ability to judge how much unplanned expense we can incur should significant repairs or replacements develop. Through five months there are no extra ordinary issues other than February storm damage to the marina and the storm damages to several roofs of our facilities – approximately $50,000. Budget to forecast shows we are on track to cover all these unforeseen expenses.

June 2021, newsletter from the President,
By Tim Steinmuller

Hope your enjoying summer so far, this one is quite different than last summer. No mask, able to get out more. Almost back to normal. In last month's meeting we had our HOA board elections. Kevin Lacy, Peggy Dentler, and Tim Steinmuller were elected to serve two-year terms on the board. I would like to once again thank Wayne Farrar for finishing out the term for an open position.

A little bit of review. We are still waiting to hear from the insurance adjuster about the roofs on our buildings that need repair or replacement. The gazebo, clubhouse, pool buildings all need new roofs. Construction on the clubhouse remodel is scheduled to begin July 5, 2021. Work is expected to be completed by the end of August. The clubhouse will be closed July and August.
As I have said before this project will make the clubhouse much nicer and help to drive revenue by additional rentals.

And now some good news, the pool is open. It has been closed for the last week or so. The acid levels were too high and we had to drain the pool, refill and get the chemicals balanced. As of last Friday morning at 9 AM it was reopened. I know in this heat that is a welcome sight. Remember pickup pool passes in the pool area. Please provide your driver's license and the pool monitor will issues your passes.

Also if you are parking in the marina parking lot or playground you do need a 2021 parking tag in your vehicle. These are available from Amy in the office.

And finally, I Hope you have a great 4th of July weekend. It's a privilege to live in our great country and I hope you have a safe and wonderful holiday weekend.

Until next month,
Tim Steinmuller
President Seven Coves HOA

CONSTABLE'S ACTIVITY REPORT
FOR
SEVEN COVES

Dates: 5/16-6/14, 2021

Calls	Traffic Hazzard at Kingston Cove, Road Rage @ 830 & Kingston Cove, resident alarm call, Attempted suicide call, disturbance call	13
Arrests	None	0
Citations	Cited for running stop sign, two parking violations, Traffic Stops Speeding,	4
Warnings	Traffic Warnings, two Juvenile for operating a side by side, stopped Juvenile on golf cart, 3 Juveniles on golf cart,	27
Reports	Damaged golf cart involved in a hit parked veh.	1
Suspicious Person Vehicle	None	0
Total Activity		45

Deed Violation Report
June 29, 2021

Violations-Categorized (Percentage)

13 Vehicle Parking: trailers, boats, golfcarts, atvs, etc. stored in yard/driveway.
5 Unsightly: Trash/misc. items stored in driveway/yard.
3 Yard Maintenance: mowing, edging, weeding, and/or pruning.
3 Signs: Political, advertisement.
73 Garbage and/or Recycle cans.

Violations-Activity

81 Closed: Violation Cured
9 New: first notice
8 2nd Letter not cured.

June 29, 2021

MARINA REPORT

		AVAILABLE	VACANT	TM	LM
DOCK #1	**COVERED**	36	2	94%	97%
	UNCOVERED	30	9	70%	73%
	TOTAL	66	11	83%	
DOCK #2	**COVERED**	54	0	100%	96%
DOCK #3	**COVERED**	60	8	86%	76%
DOCK #4	**COVERED**	28	3	89%	89%
	UNCOVERED	48	5	89%	87%
	TOTAL	76	8	89%	
OVERALL	**COVERED**	178	13	92%	89%
	UNCOVERED	78	14	82%	82%
	TOTAL	256	27	89%	