Seven Coves Association, Inc.
Board Meeting
March 29, 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
   d. Manager's Report
      -Deed Violation and Marina Report

4. **New Business**
   a. Candidates running for Board give introduction of themselves.
   b. Discuss cost of tree removal in trailer lot.
   c. Discuss list of special projects.
   d. Discuss website updates and advertising ideas.
   e. Discuss bids for pool.

5. Old Business
   a. Ratification of all actions of the board since the last meeting.
      1. Pothole/cement repair in front of boat launch

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, February 22, 2022

Regular Board Meeting called to order at 6:33 pm

Seven Coves Board Members Present:
Don Chronister, Kevin Lacy, Peggy Dentler, and Mike McLaughlin

IMC Reps. Present:
Amy Lundy

Minutes:
Approval of January Minutes: Minutes not in packet and will be approved in March meeting.

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

President's Report given by Don Chronister, V-President:
The gazebo roof on the breakwater will be repaired in March. Dock 1 has many nuts and bolts missing and welding is needed in some areas due to wear and tear and repairs will take place soon. We've received multiple bids for a hole in front of the boat launch which is causing water to run under the launch area. We are getting a bid for rubber mulch for the playground area to see what the cost will be. We are getting an initial bid for remodeling the front entrance. The front entrance remodel will be a huge project that we are starting to gather bids and ideas for future remodeling. The clubhouse remodel is officially complete. We received bids for repairing the erosion problem at the basketball court and the work will be resolved in the very near future as well. Finally, the Annual HOA Members meeting is scheduled April 24, 2022. There are two open positions for the board. If you are interested in running, please either pick up a bio application from the office or download the bio off of our website, www.sevencoves.net.

New Business

a. Mike McLaughlin made a motion to approve Tailgater's bid for $4,000.00 to repair concrete hole in front of boat launch. Peggy Dentler second, unanimously approved.

Regular Board Meeting adjourned at 7:00 pm.

_____ _____

Secretary Date

		2 mo Actuals	12 mo Budget	% Tot Rev	12 mo FC	Fc vs Budget
Revenues	Res Assmts	$474,250	$410,400	43%	$474,250	1.16
	Comm Assmts	$81,000	$72,200	8%	$81,000	1.12
	Subtotal	$555,250	$482,600	51%	$555,250	1.15
Misc Inc	Fees	$17,570	$37,500	4%	$40,000	1.07
	Franchise	$0	$20,000	2%	$20,000	1.00
	Landing	$0	$10,750	1%	$10,750	1.00
	Subtotal	$17,570	$68,250	7%	$70,750	1.04
Rental Inc	Marina	$69,540	$340,000	36%	$340,000	1.00
	Clubhouse	$13,050	$30,000	3%	$30,000	1.00
	Trailer Lot	$0	$30,000	3%	$30,000	1.00
	Subtotal	$82,590	$400,000	42%	$400,000	1.00
Total Rev		$655,410	$950,850	100%	$1,026,000	1.08
		2 mo Actual	12 mo Budget	% Tot Exp	12 mo FC	Fc vs Budget
Maj Exp	Trash Serv	$27,000	$160,000	19%	$160,000	1.00
	IMC Services	$19,510	$120,000	14%	$120,000	1.00
	Depreciation	$18,330	$110,000	13%	$110,000	1.00
	Insurance	$94,000	$92,000	11%	$94,000	1.02
	Mow & Landscape	$13,200	$75,000	9%	$75,000	1.00
	Top 5 Subtotal	$172,040	$557,000	64%	$559,000	1.00
	Courtesy Patrol	$3,200	$41,000	5%	$41,000	1.00
	Marina Maint	$2,050	$40,000	5%	$40,000	1.00
	SJRA Fee	$7,530	$33,000	4%	$33,000	1.00
	Utilities	$6,170	$29,000	3%	$29,000	1.00
	Dock Loan Int	$3,040	$19,000	2%	$19,000	1.00
	Next 5 Subtotal	$21,990	$162,000	19%	$162,000	1.00
		2 mo Actual	12 mo Budget	% Tot Exp	12 mo FC	Fc vs Budget
	Clubhouse Maint	$3,000	$8,000	0.9%	$8,000	1.00
	Attorney Fees	$2,700	$20,000	2.3%	$20,000	1.00
	Security System	$5,400	$16,000	1.9%	$16,000	1.00
	Pool Monitors	$0	$14,000	1.6%	$14,000	1.00
	Pool Cleaning	$220	$15,000	1.7%	$15,000	1.00
	Postage	$1,100	$5,000	0.6%	$5,000	1.00
	Accounting Serv	$75	$9,000	1.0%	$9,000	1.00
	Gen Expense	$8,300	$10,000	1.2%	$10,000	1.00
	Clubhouse Cleaning	$100	$6,000	0.7%	$6,000	1.00
	ACC Inspectors	$600	$6,000	0.7%	$6,000	1.00
	Next 10 Subtotal	$21,495	$109,000	12.6%	$109,000	1.00
	Misc Subtotal (15)	$11,035	$36,000	4.2%	$36,000	1.00
	Total Expense	$226,560	$864,000	100%	$866,000	1.00

	Credit Card Fees	$1,100	$4,000	0.5%	$4,000	1.00
	Advertising	$900	$4,000	0.5%	$4,000	1.00
	Property Taxes	$0	$2,000	0.2%	$2,000	1.00
	Member Relations	$400	$3,000	0.3%	$3,000	1.00
	Office Supplies	$7,300	$4,000	0.5%	$4,000	1.00
	Office Maint	$0	$1,500	0.2%	$1,500	1.00
	Event Coord	$175	$2,000	0.2%	$2,000	1.00
	Pool Maint	$0	$5,000	0.6%	$5,000	1.00
	Trailer Lot Maint	$0	$1,000	0.1%	$1,000	1.00
	Vehicle Maint	$700	$2,000	0.2%	$2,000	1.00
	Lighthouse Maint	$0	$1,000	0.1%	$1,000	1.00
	Phone Internet	$360	$3,000	0.3%	$3,000	1.00
	Pest Control	$100	$500	0.1%	$500	1.00
	Tennis Ct Maint	$0	$1,000	0.1%	$1,000	1.00
	Playground Maint	$0	$2,000	0.2%	$2,000	1.00
	Misc Subtotal	$11,035	$36,000	4.2%	$36,000	1.00
	Total Expense	$226,560	$864,000	100%	$866,000	1.00
	Clubhouse Remodel	15800	166900	23600		
	Depreciation	-18330				
	Power Wash	0	4900			
	Winter Damage	0	1700			
	Bad Debt	0	3900			
	Fuel	0	300			
	Total	-2530				
	Total Check	$224,030				
	IMC Total	224120	$90			
	Percent Diff	0.04%				
	Plug	$90				
	Plug Percent	0.04%				

March 2022, newsletter from the President,
By Tim Steinmuller

Hello, in last month's newsletter I talked about projects we were getting bids on for some major maintenance issues. Well, have received bids and completed some projects. First the erosion issue around the basketball court was completed. Sand, soil and sod were installed to help keep mud from collecting on the basketball court. Dock one repairs were completed. Numerous nuts and bolts that were missing were replaced and tightened, and welding fingers in areas were completed. Our docks are a top and continual priority for maintenance and repairs due to their age. The concrete repairs in front of the boat ramp have been completed. A pothole was creating a washout under the ramp causing an erosion problem which can cause major issues down the road. The contractor did an efficient job at a great price. While the launch was down for a week the long-term fix was definitely worth it. The roof on the gazebo on the end of the breakwater, was in dire need of repairs. In addition, crushed rock was installed around the gazebo to fix the ruts and erosion problem there. All in all, many maintenance problems were resolved, and now looks better.

During tonight's meeting we will have the candidates, who have submitted bios for the two open board positions, give a presentation of themselves. These 2 board positions will be filled during the Annual Members meeting next month on April 24, 2022, at 2:00 pm in the clubhouse. There is still time to submit a bio if you or a neighbor is interested in running for the board. You have until March 31st by 4:00 pm, to submit a bio. Bios are available in the office or on the website, www.sevencoves.net. Ballots and bios will be mailed during the first part of April. Also, please pickup your 2022 parking stickers and tags from the office. Marina patrols are starting to write tickets for unauthorized vehicles in Seven Coves parking lots.

Remember to mark your calendar for the Annual Members meeting on April 24th. This is your opportunity to see what is going on in Seven Coves, what upcoming projects that are planned and accomplishments made in 2021. Our management company and our HOA attorney will attend and give brief presentations of their roles and answer any questions from the open session. Lastly, it's also a great time to see and visit your fellow residents. We hope to see you there.

Deed Violation Report

March 29, 2022

Violations-Categorized (Percentage)

5 Vehicle Parking: trailers, boats, atvs, etc. stored in yard/driveway.
2 Unsightly: Trash/misc. items, multiple violations.
2 Yard Maintenance: mowing, edging, weeding, and/or pruning.

Violations-Activity

4 1st Notice
3 Closed: Violation Cured
2 2nd Letter not cured.

March 29, 2022

MARINA REPORT

		AVAILABLE	VACANT	TM	LM
DOCK #1	**COVERED**	36	4	88%	83%
	UNCOVERED	30	4	86%	80%
	TOTAL	66	8	87%	
DOCK #2	**COVERED**	54	5	90%	90%
DOCK #3	**COVERED**	60	11	81%	78%
DOCK #4	**COVERED**	28	6	78%	78%
	UNCOVERED	48	4	91%	89%
	TOTAL	76	10	86%	87%
OVERALL	**COVERED**	178	26	85%	83%
	UNCOVERED	78	8	89%	85%
	TOTAL	256	34	86%	84%