Seven Coves Association, Inc.
Monthly Board Meeting Minutes
Tuesday, May 28, 2024
Seven Coves Clubhouse

Call to order: 5:04p.m. Don Chronister called the meeting to order and immediately recessed into Executive Session. Executive Session adjourned at 6:28pm.

Seven Coves Board Members Present:

Don Chronister, President
Larry Roberts, Secretary
Dan Rogers, Assistant Treasurer
John Shepherd, Vice President
Tim Steinmuller, Treasurer

IMC Representatives Present:

Melissa Bessey, Community Association Manager
Tammy Perry, President

Reconvene Open Session – Don Chronister reconvened Open Session at 6:34 p.m.

Executive Session Summary – Don Chronister summarized actions taken in Executive Session:

- A motion was made and seconded to send accounts with a balance greater than $250 to Axela. Motion carried 5:0.
- A motion was made and seconded to adopt the revised Collections Policy. Motion carried 5: 0.

President's Report given by Don Chronister, President

Welcome everyone,

To give you an update on the clubhouse ADA progress, we have received one bid from an ADA architect for $19,750.00. We are now waiting on a second bid. Once we have received the two bids and the plans have been drawn up, the next process will be to contact three contractors to bid on the construction.

The breakwater Steel Fencing has been completed. Two gates were installed to allow mowers access. The feedback from residents have been very positive.

The months of May and June have been promising for our clubhouse. We had three rentals in May and we have six upcoming rentals in June. It seems like our new website and brochures are working along with our open house we hosted in April. Plans are to have another open house in September 2024.

We are now receiving bids to replace the clubhouse deck. We have received one bid for the amount of approximately $75,000.00.

Our trailer lot was broken into again. After contacting our attorney and with his approval my wife Melody posted pictures on Next Door of the thief's truck and pictures of him. The response she received back possibly gave her his name and his place of residence. Most everyone identified him by the tattoos on his arms. He has stolen from lots from several other subdivisions. One person recognized him from buying a trailer from him. All this information she received was turned over to Deputy Patton of the Sheriff's Department.

Thank you for attending tonight's meeting and we hope to see you at our next meeting on June 25th.

Don Chronister
President Seven Coves HOA

Minutes – A motion was made and seconded to approve the Board meeting minutes from 3/26/24. Motion carried 5:0.

Financials – Tim Steinmuller noted a correction to the April financial reports. Line #5501 Reserve Contribution should be a positive $2,000 instead of negative $2,000 for the month of April. A motion was made and seconded to approve the financial reports for 4/30/24 as corrected. Motion carried 5:0.

Committee Reports

- Architectural Control Committee – Robert Yetter gave report.
- Manager Reports by Melissa Bessey
    - Deed Restriction Violations
    - Marina Occupancy Report
    - Boat Slip/Clubhouse/Trailer Inquiries

New Business

- Election Recount Results were announced
- Announce Appointment of Board Officers:
  Don Chronister, President
  John Shepherd, Vice President
  Larry Roberts, Secretary
  Tim Steinmuller, Treasurer
  Dan Rogers, Assistant Treasurer

Old Business

- Bids for Architect for ADA Compliant Renovations
  One bid was received: $19,750 to draw plans for ADA compliant clubhouse renovations.
- Business Plan – Tim Steinmuller announced that there is no business plan for the HOA, but there is a Reserve Study.
- Pickleball court bids. 63% of the 166 survey respondents were in favor of striping the second tennis court for pickleball. The Board will discuss further offline and obtain bids.

Actions Taken Between Meetings
Marina rates were reduced.

Adjournment: Don Chronister adjourned the meeting at 6:58 p.m.

Open Forum: Property owners were given time to ask questions and share comments with the Board.

Meeting closed at 7:26p.m.