Seven Coves Association, Inc.
Monthly Board Meeting Minutes
Tuesday, September 24, 2024
Seven Coves Clubhouse

Call to order: 5:08pm Don Chronister called the meeting to order and immediately recessed into Executive Session. Executive Session adjourned at 5:27pm.

Seven Coves Board Members Present:
Don Chronister, President
Larry Roberts, Secretary
Dan Rogers, Assistant Treasurer
Tim Steinmuller, Treasurer
IMC Representative Present:
Melissa Bessey, Community Association Manager
Seven Coves Board Member Absent:
John Shepherd, Vice President

Reconvene Open Session – Don Chronister reconvened Open Session at 6:30pm.
Executive Session Summary – Don Chronister summarized topics discussed in Executive Session.

- Collections: A motion was made and seconded to send the following accounts to Axela Technologies for collection: 611131038, 611130808, 611131180, and 611131205.
- Deed Restriction Violations: The Board decided to close one violation, account 611130441.

President's Welcome – given by Don Chronister, President

Minutes – The minutes of the 8/27/24 Board meeting were approved by the Board via email on 8/29/24.

Financials – Tim Steinmuller presented the financial reports.

Committee Reports

- Architectural Control Committee – Melissa Bessey gave report.
- Manager Reports by Melissa Bessey
    - Deed Restriction Violations
    - Marina Occupancy Report
    - Clubhouse and Marina Inquiries

New Business

- 2025 Budget. Tim Steinmuller presented the proposed budget for 2025 with the annual assessments of $575/lot, the same amount as in 2024. Larry Roberts made a motion to approve the 2025 proposed budget. Dan Rogers seconded the motion; motion carried 4:0.
- Long Range Financial Planning Tool. Tim Steinmuller explained that former treasurer, Neil Curlee, created this tool years ago. This presents a general view of how the Association uses money

Old Business

- Boat Ramp Passes (tabled from March). Tim Steinmuller made a motion to stop considering selling boat ramp passes. Dan Rogers seconded the motion; motion carried 4:0.

Actions Taken Between Meetings

- Approved quarterly meetings starting in 2025: March, June, September, and January 2026.

Adjournment: Don Chronister adjourned the meeting at 6:47pm.
Open Forum: Property owners were given time to ask questions and share comments with the Board. Meeting closed at 7:01p.m.