Seven Coves Association, Inc.
Monthly Board Meeting Minutes
Tuesday, November 26th, 2024
Seven Coves Clubhouse

Call to order: 5:20pm Don Chronister called the meeting to order and immediately recessed into Executive Session. Executive Session adjourned at 5:40pm.

Seven Coves Board Members Present:
Don Chronister, President
Larry Roberts, Secretary
Tim Steinmuller, Treasurer
John Shepherd, Vice President

IMC Representative Present:
Melissa Bessey, Community Association Manager

Seven CovesBoard Member Absent:
Dan Rogers, Assistant Treasurer

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 set 611162485 on a payment plan.
- Deed Restriction Violations: Board did not discuss any violations.

President's Welcome – Given by Don Chronister, President

Minutes – October 2024 Meeting Minutes were approved by The Board VIA email on 10/31/24.

Financials – Tim Steinmuller presented the financial reports. Audits for '22 and '23 should be done by December.

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

- Email HOA Statements in the future. Don will contact attorney for interpretation of DCCR - "shall be in wiriting."

Old Business

- None

Actions Taken Between Meetings

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

Adjournment: Don Chronister adjourned the meeting at 6:42pm.
Open Forum: Property owners were given time to ask questions and share comments with the Board. Meeting closed at 6:43pm.