Seven Coves Association, Inc.

Monthly Board Meeting Minutes
Tuesday October 28, 2025
Seven Coves Clubhouse

Call to order: 5:15pm Don Chronister called the meeting to order and immediately recessed into Executive Session. Executive Session adjourned at 5:51pm.

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

Seven Coves Board Member Absent:
Robert Medina

IMC Representative Present:
Susan Hamelin, Community Association Manager and Tammy Perry with IMC.

Reconvene Open Session – Don Chronister reconvened Open Session at 6:30pm.

Executive Session Summary – Don Chronister reported three accounts will be referred to legal counsel for correction and further action.

President's Welcome – Given by Don Chronister, President

Minutes – July 2025 Meeting Minutes were approved by The Board via-email on 7/29/2025.

Financials – Dan Rogers presented the financial reports during the meeting. He also noted there will be no increase in the 2026 assessments. Additionally, the HOA will no longer cover mailing costs; homeowners will be charged $1.00 per violation letter and $10.00 per certified mail.

Committee Reports

- Architectural Control Committee – Robert Yetter gave report.
- Manager Reports by Susan Hamelin
    - Deed Restriction Violations
    - Marina Occupancy Report & Clubhouse and Marina Inquiries
    - Trailer lot Occupancy Report

New Business:

- Motion was made to approve 2026 Budget all approved **Larry Roberts**

Old Business

- It was reported that Dock 4-Marina slips 61-79 have been removed **Don Chronister**
- Announcement BBQ Cook-off winners for each category **Don Chronister**

Actions Taken Between Meetings

- Motion was made and approved to paint the lighthouse and two minis on each side at a cost of $13,985.00 **Dan Rogers**
- Motion was made and approved to move forward with the Houston Pool Renovations Project at a cost of $39,900.00. **Don Chronister**
- Motion was made and approved to pay off the Clubhouse and Marina loan. **Don Chronister**

Adjournment:

Don Chronister adjourned the meeting at 6:42pm Next Meeting January 27, 2026

Open Forum:

Property owners were given time to ask questions and share comments with the Board. Meeting closes at 7:05pm