Seven Coves Association, Inc.

Monthly Board Meeting Minutes
Tuesday January 27, 2026,
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 5:48pm.

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.

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

Executive Session Summary – Don Chronister reported Deed Restriction Violations, Collections and Legal Matters. The Board approved proceeding with foreclosure through legal counsel for accounts **29709, 29714, 30373, 29845, and 30165**.

President's Welcome – President Don Chronister read the January newsletter

Minutes – October 2025 Meeting Minutes were approved by The Board via-email on 10/30/2025.

Financials –- Dan Rogers presented the financial reports during the meeting

Committee Reports

- Architectural Control Committee – Residents need to follow the application. **Robert Yetter**
- Manager Reports **Susan Hamelin**
    - Deed Restriction Violations
    - Marina Occupancy Report & Clubhouse and Marina Inquiries
    - Trailer lot Occupancy Report

New Business:

- Election April 19, 2026, Candidates needed **Don Chronister**
- Modification to Marina slip Agreement
- Waste Management new contract to be voted on

Old Business

- Clubhouse was insulated with energy saver product $3880.00

Actions Taken Between Meetings

- Motion was made and approved to send five properties to the attorneys for foreclosure.
- Motion was made and approved replacement of pool pump motor $1,179.90
- Motion approved to replace tennis court lights with LED lighting for $17,500**.**

Adjournment:

Don Chronister adjourned the meeting at 6:50pm Next Meeting April 19, 2026

Open Forum:

Property owners were given time to ask questions and share comments with the Board. Meeting closes at 7:07pm