Seven Coves Association, Inc.

Monthly Board Meeting Minutes
Tuesday July 28, 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 6:31 pm.

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

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

Reconvene Open Session – Don Chronister reconvened Open Session at 6:31pm.

Executive Session Summary – Don Chronister reported Deed Restriction Violations, Collections and Legal Matters. The Board approved proceedings with legal counsel for account **611140605.**

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

Minutes – January 2026 Meeting Minutes were approved by the Board.
February 2026 Executive Meeting Minutes were approved by the Board.

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

Committee Reports

- Architectural Control Committee reported having 41 applications from 2/01/2026. **Robert Yetter**
- Manager Reports **Susan Hamelin**
    - Deed Restriction Violations
    - Marina Occupancy Report & Clubhouse and Marina Inquiries
    - Trailer lot Occupancy Report

New Business:

- Marina Dock Replacement Don made the Motion to be tabled 2nd by Larry **Don Chronister**
    - Marina Dock 1 is 45 years old, and the lowest bid $999,095.00

Old Business The 4th of July celebration was a tremendous success! Golf carts lined up well down the road as residents gathered to participate in the annual parade. Following the event, the Association proudly served more than 400 hot dogs, making it a fun-filled day that brought neighbors together to celebrate our community and our nation's Independence Day. **Don Chronister**

Actions Taken Between Meetings

- Motion was made and approved to raise the Transfer Fees from $350.00 to $500.00 5/20/26 **Dan Rogers**
- Motion was made to replace Clubhouse roof with Lifeline Roofing $ 24,707.98 6/30/206 **Don Chronister**

- Adjournment:

  Don Chronister adjourned the meeting at 6:420pm.

  Next workshop Meeting September 29, 2026, at the new IMC Office.

Open Forum:

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

Discussions about Dock 1

Bulkhead repairs

How much is in the Reserve

Why did transfer fees increase

Revenue and Expense

Meeting closes at 7:18 PM