

BAY COVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
June 14, 2021

The Bay Cove Board of Director's convened for a regular meeting on June 14, 2021 at the Colonies Clubhouse and virtual Zoom Meeting and called to order at 6:04 p.m.

Present: Jim Rogers, Beverly Bailey, Vickey Phillips, and Maggie Keenan.

Kellie Cox, Landmark Property Services.

Guests: 11 Members present in person and virtually.

Minutes

February 8, 2021 meeting minutes were reviewed and accepted as written. Motion, Jim Rogers. Second, Vickey Phillips. Approved.

Reports:

Financial

Maggie Keenan provided the Treasurer's Report through 5-31-21. Operating and reserve balances were reviewed. Maggie Keenan also provided an overview of the 5 year Master Plan for the capital maintenance projects throughout the community. She did suggest moving the paint cycle to every 6-7 years to help offset cost of other capital projects.

Member suggested a special assessment to help move forward with additional capital projects such as asphalt/parking lot repairs that are needed. Board will look further into this and compare with the master plan.

Landscaping

Integrity Landscaping Solutions started servicing the grounds weekly beginning in April. Service day is schedule for Wednesdays unless inclement weather is a factor. Integrity installed seasonal annuals at the entrances. The pruning is scheduled to start the end of June and take a few weeks.

Proposal for several landscaping updates throughout the community, however the Board did not vote and will review and decide what is priority on the proposal.

Exterior Review

2705 Main Sail Court-Replacement windows were approved.

2744 Spinnaker Court - Replacement windows were approved.

2726 Spinnaker Court - Replacement windows were approved.

2700 Spinnaker Court – Replacement sliding glass door was approved.

12337 Shore View Drive – install lilac tree was approved.

2707 Spinnaker Court – Install screen door was denied – style was not in compliance.

Communications

Elizabeth Enders provided Kellie Cox with the Communications update. The website is coming along nicely and would likely be up and running in August.

Membership would like to see the website operating before August as communication from the HOA and Board is top priority. Board would like a firm date in August on when the website will be up and running.

Board also looking into a Neighborhood Watch program for the community due to the recent car break-ins. Maggie has been working with the community officer to get further information.

Wilde Lake

The community would like an update from Wilde Lake on how often the lake is cleaned. Several areas near Spinnaker need to be cleaned as the water looks stagnant and lake is full of trash.

Action: Jim Rogers will follow-up with the Wilde Lake Board on how often the lake is cleaned and how we can better keep the areas along Bay Cove cleaned.

The purple martin houses along the lake within the Bay Cove community need to be lowed, cleaned, all mechanisms lubricated and returned to the nesting position.

Action: Kellie Cox will schedule this work to occur in February.

Pool

The pool season opened on Saturday, June 12th and set to close Sunday September 19th. Pool Crafters has suggested replacing the doors to the pump room to allow for proper ventilation. Metro Group will provide a quote to have the doors replaced.

Members suggested that additional furniture is needed on the pool deck. Men's bathroom light is out and needs to be replaced. In addition, another pool ladder needs to be installed.

Action: Kellie Cox will have all pool items addressed and look into additional pool furniture for this season.

Old & New Business:

Sidewalk Repairs: Landmark to provide a 2nd proposal to several sidewalk repairs by the next Board Meeting.

Reserve Study: Elizabeth Enders sent a Motion prior to the meeting, requesting that the Board move forward with an update Reserve Study in 2021 to help better understand the critical issues and projects for 2022 instead of waiting and budgeting in 2023. The 5 year Reserve Study is set to be completed in 2022. All 4 Board members present denied the Motion and will order the Reserve Study to be completed in early 2022.

Board suggested drafting a Rental Amendment to put a cap/restriction in place on rentals.

Action: Landmark to reach out to Cassie Craze and have the documents reviewed and start the process.

Gutter Cleaning: Board suggested completed twice a year in 2022. Landmark to review which units are scheduled to be cleaned quarterly.

Member Voice:

Traffic and speeding are very heavy throughout the community and member suggested the Board look into temporary speed bumps.

Member requested a bike rack on Spinnaker Court. Board will look into adding one by the lake near kayak racks.

Member suggested addition additional lights in the common areas and/or switching to LED.

MOTION: To move to executive session – 7:45 pm.

MOTION: To return to regular session – 8:50 pm.

Board decided to extend the paint cycle to 7 years and will update Master Plan.

Board reviewed the idea of a Rental Amendment and would like to cap the % around 20-25%.

Board to have additional furniture ordered/delivered.

On a motion by Jim Rogers, Second, Beverly Bailey, the meeting adjourned at 8:51 p.m.

Kellie Cox
Managing Agent