

BAY COVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR'S MEETING MINUTES  
March 14, 2022

The Bay Cove Board of Director's convened for a regular meeting on March 14, 2022, at the Colonies Clubhouse and called to order at 6:00 p.m.

**Present:** Vickey Phillips, Patrick O'Connor, Elizabeth Enders, and Maggie Keenan.

Kellie Cox, Landmark Property Services.

**Guests:** 10 Members present in person and virtually.

**Minutes**

September 13, 2021, meeting minutes were reviewed and accepted as written. Motion, Elizabeth Enders. Second, Maggie Keenan. Approved.

**Reports:**

**Financial**

Maggie Keenan provided the Treasurer's Report through 2-28-22. Operating and reserve balances were reviewed. Currently Operating is at \$107,570 and Reserves are at \$272,950. Reserve Study is set to be completed in 2022. Reserve Specialist has completed the preliminary study with the property management company and then will be presented to the Board. Study will be conducted every 5 years.

**Landscaping**

BCLS has completed the installation of mulch. In season service begins the first week of April. On non-mowing weeks, BCLS will focus on detailing beds and dead clean-out. Proposal is needed to review the hollies/trees that are touching the roofs and gutters that are planted to close to the foundation.

**Exterior Review**

12125 Shore View Drive – windows – Approved  
2702 Spinnaker Court – handrail – Approved  
12104 Shore View Drive – walkway/trex boards – pending  
12127 Shore View Drive – windows – Approved  
2720 Schooner Court – window and door replacement – pending

ARC Committee had Board review trex colors – Approved trex colors – Havana Gold, Spiced Rum & Tiki Torch.

## **Communications**

Elizabeth Enders gave an update on the sign-up sheet for new committees and committee members. Updates on the committees will be included on the website with members listed along with a description of committee responsibilities.

## **Wilde Lake**

Annual Meeting is scheduled in April. If members are interested in joining the Wilde Lake Board, reach out to Bev Frantz. The purple martin house was lowered and cleaned by Metro Group and raised back up for nesting. Member suggested that the lake hasn't been cleaned out since last Fall.

## **Pool**

Board unanimously approved by email to move forward with WJ Rapp to complete the replacement of the pool deck concrete and install a new 6ft black aluminum fence \$69,927. Work will begin the week of April 4<sup>th</sup> and not impact the opening of the pool for Memorial Day weekend.

## **Old & New Business:**

Speed bumps: Speed bumps will be installed by Metro Group in several areas to help slow the traffic through the community.

Roof Replacement: 2711-2717 Spinnaker Court is set to be replacement by A+ Roofing.

Master Plan: Update the Master Plan to include the building numbers. Can the map be scaled to size for homeowners?

Rental Amendment: Members of the community would like more involvement to include investors and members, so the committee is more proportioned. Member suggested that no members of the Board should be on the Committee. Several members at the meeting have agreed to join the Rental Committee, Rich Krafcik has volunteered for Chair, Marianne Barnhardt, Co-Chair, Kristen Stewart, and Bernie Johns have also volunteered. Members would like input from the entire community. Communication to be sent by letter and email to the membership. Committee will be considerations to the Board at the next Board meeting, May 9<sup>th</sup>.

## **Member Voice:**

Member suggested that landscaping is looking bad. There are too many mulch beds. Would like to see what other options beside mulch to enhance the community.

Member stated that parking cones need to be removed on Spinnaker Court. Member also suggested that BCLS mulched over leaves that were never removed.

Member stated that the community looks tired and suggest starting with a clean pallet to enhance the landscaping in sections. Start with cleaning out and then decide on replacements.

Member suggested that all the juniper throughout the community needs attention.

Member stated that parking is still an ongoing issue. Board instructed concerns be sent to Landmark to review for vehicles to be towed.

On a motion by Maggie Keenan, Second, Vickey Phillips, the meeting adjourned at 7:15 p.m.

Kellie Cox  
Managing Agent