

BAY COVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
May 9, 2022

The Bay Cove Board of Director's convened for a regular meeting on March 9, 2022, at the Colonies Clubhouse and called to order at 6:05 p.m.

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

Kellie Cox, Landmark Property Services.

Guests: 12 Members present in person.

Minutes

March 14, 2022, meeting minutes were reviewed and accepted as written. Motion, Maggie Keenan. Second, Vickey Phillips. Approved.

Reports:

Financial

Elizabeth Enders provided the Treasurer's Report through 4-30-22. Operating and reserve balances were reviewed. Currently Operating is at \$100,066 and Reserves are at \$282,744. Slightly overbudget at the moment, however will catch up later in the year.

Landscaping

BCLS is working to phase out the juniper throughout the community. The Board is working to fill in the bare spots in the fall. Motion to Approve the tree proposal from BCLS for \$17,191, Maggie Keenan. Seconded by Vickey Phillips, Approved by All. Work will be completed Summer 2022.

Exterior Review

ARC Committee had Board review trex colors – Approved trex colors – Havana Gold, Spiced Rum & Tiki Torch. Sample of these trex were ordered and will be available to review with the ARC Committee.

Communications

Elizabeth Enders gave an update on the website. Board meeting minutes will be added as a pdf on the website once they are approved. Landmark can now be contacted through the link for homeowners to reach out. Information about landscape, ARC, Social will all be added to the website.

Wilde Lake

The apartment complex across the water used to have a fountain and there is conversation about having that put back in. There is a slight erosion problem that will need to be addressed.

Pool

WJ Rapp is working to complete the renovations to the pool deck. Work will be completed before the opening of the pool season for Memorial Day weekend. Pool rules will be posted and sent to the community.

Old & New Business:

Roof Replacement: 2701-2707 Spinnaker Court is set to be replacement by A+ Roofing. Approved by All Board Members.

Reserve Study: Board is still reviewing the draft. Once the final is published it will be posted on the website.

Rental Amendment: Members of the community gave an update to the Board. Four current members on the Committee. They would like to be transparent and have a non-biased member. They would like to start with questions to the Board and then put together a study for the community. Committee then requested Board complete questionnaire about the Amendment.

Member Voice:

Member would like to know what the plan is for parking in the community. Landlords need to address the rules with tenants who are not aware of the Rules and Regulations.

Member suggested putting a memo on each door (including tenants) for the website.

Member suggested that the sidewalk needs to be addressed as it is shifting.

Member stated that behind Spinnaker Court there are holes in the ground and could BCLS fill them in, so no one gets hurt.

Member asked when the potholes on Shore View Drive would be addressed.

Member stated that the lake is full of trash and needs to be cleaned out.

Member stated that it was a good idea to leave the area alone for now where the juniper was removed to let it dry out as it's likely full of diseases. It wouldn't be a good idea to plan anything in that area for a while.

Member stated that the water in the lake is stagnant around the corner of Spinnaker.

Member asked with the process was for compliance as there are several units that are not in compliance.

Member requested information regarding the 2022 Annual Meeting and a reminder about volunteers to run for the Board.

On a motion by Maggie Keenan, Second, Beverly Bailey the meeting adjourned at 7:20 p.m.

Kellie Cox
Managing Agent