

## **COVE POINTE OWNERS ASSOCIATION, INC.**

### **Board Meeting**

August 16, 2016 6:00 PM

1139 Cove Pointe Drive  
Panama City, Florida 32401

#### Attendees:

Henry and Nancy Breland

Chris Reiss

Buddy Dye

Tom N

The group established Tuesday 20 September 2016 as the date for our annual meeting. Chris will check on the availability of the St Andrews Bay Yacht Club Sailing Center.

Mr. Dye, discussed the landscaping status and noted that hawthorns continue to die, an ongoing problem. Nancy Breland presented some landscape drawings and suggested replacement of some yopans and other vegetation. She recommends Gold Lantanta on back side of each roundabout plus annuals in the front. It was freed that park plantings would be paid with park funds , to include 5 white azaleas to replace the palms and remove a dead tree in park; Nancy further suggested raising canopies and remove the Sago palms trees which are not thriving. The group agreed on 2 trees on the Right of Way in from lot 29 – on the curve of the traffic circle. Sidewalks should be on ROW an should route around trees to be contiguous. Mrs Reiss noted that we have \$19,371 projected cash on hand end of 2016 and \$10,050 in park funds – The board also discussed eliminating some of the pine straw areas that are unplanted and revert back to grass..

Mrs Reiss Formal motion: Approval proposal for Roundabouts 1 and 2 and that we approve the 3<sup>rd</sup> proposal with the exception of two live oaks near lot 29 – also the items in park area to be paid from park and the non-park areas to be paid form CPOA account. Second by Henry Breland.

Mr. Dye: action on covenants – discussion on setting up a fine system - specific properties. Board agreed to discuss this at annual meeting.

Itemize issue: mail to parties, suggestion for the also to be discussed at annual meeting and suggest that the CPOA impose fines after for non-compliance.

The board also decided to take legal action against the one non-paying member of 2016 dues if collection if not successful this year.

Budget: Chris Reiss reviewed the proposed budget item by item. Chris will revise budget to show landscape expense and she also reported cash flow projection. The group adopted a budget that would set the annual contribution at \$450/lot.

It was not that Lot 40 – Green, is finalizing and the Cordons brick work almost finished. Next is driveway lighting and front door plus tree issue. Nancy noted that Lot 20 (Allmon) was package approved more than 1 yr ago; Also Lot 15 – Preview of plans, has been a year. McElhany lot 45 dock approved by City, CPOA ARB approved dock as well. Baird home is coming out of the ground, Lot 32 and Lot 18 Ben Wortman is considering the removal of two oak trees.

The meeting ended at 7:20PM



Tom Neubauer Secretary