

## COVE POINTE OWNERS ASSOCIATION., INC.

### Annual Meeting Minutes Tuesday, August 21, 2018

The Cove Pointe Owners Association Special Meeting of the Board of Directors was held on Tuesday, September 25, 2018 at 5:30 p.m. at the St. Andrew Bay Yacht Club Sailing Center, 218 Bunkers Cove Road, Panama City, FL 32401.

**Call to Order and Quorum Check:** Buddy Dye called the meeting to order at 5:32 p.m. On a motion by Chris Reiss and a second by Margaret Neubauer, Buddy Dye was elected to chair the meeting. Members in attendance were Nancy Breland, Dawn and Christ Cordon, Christine Reiss, Rand and Gaynelle Wortman, Tom and Margaret Neubauer, Zachary Duncan, Michael Grabner, Jimmie and Jennifer Hamilton, Gregory Hill, Steven McClain, Ann Muller, and Jeannie Resnikoff.

**Proof of Notice:** Debra Laminack confirmed that notice was mailed to all owners and Buddy Dye confirmed that notice was posted on property in accordance with Florida Statutes and Association By-Laws.

**Reading and Disposal of Any Unapproved Minutes: On a motion by Chris Reiss and a second by Margaret Neubauer, the minutes of the 2017 Annual Meeting were unanimously approved.**

#### Report of Officers

- A. **Buddy Dye, President** – Buddy Dye provided the following President's Report: Officers and Board members receive no compensation for their service to the Association. Mr. Dye stated that he does the following as President of Association: meets with landscapers frequently to point out areas that need to be addressed, schedules the four bush hogging with one in December and three based on weather, picks up trash that is strewn throughout the neighborhood, removes fallen limbs and debris from vacant lots, and manages the flower beds at the entrances with Nancy Breland. In addition, Mr. Dye reports streetlights that are out, files any necessary insurance claims, negotiates the pine straw application costs, handles community complaints, posts meeting notices, and helps to maintain the budget. There was some discussion regarding the bush hogging program, and **Kevin Rohan made a motion to discontinue the bush hogging program. With no second, the motion did not pass.**
- B. **Christine Reiss, Treasurer** – Chris Reiss reviewed the current financial report. She explained that there is an additional \$89.69 that needs to be transferred from operating to reserves. She explained that the ownership needed to vote on the use of reserve funds for Cove Pointe. **Buddy Dye made the following motion: that the following items of expense be designated as items which may properly be paid from the Association Reserve funds: expenses related to the repair, replacement, modification, preservation or improvement of or to (a) the Association community dock, dock walkway, and dock area parking; (b) the Association irrigation system(s), including its deep water wells; (c) the entryway signage and lighting located in the common area circles at each of the two Association subdivision entrances; (d) landscape of the Association common areas and any nonpaved areas within any right-of-way located within the subdivision. The motion was seconded by Margaret Neubauer and unanimously passed by the members.** Chris Reiss also reviewed the items being considered for the 2019 budget. There was discussion among the owners of making repair to the dock. Chris Reiss stated that she would like to have the dock inspected again before a determination of repair versus replacement can be made. The majority of the owners stated that they would like the dock to be repaired or replaced depending on the findings of the inspection.

## **Report of Committees**

- A. Architectural Review Board Report:** Nancy Breland presented the Architectural Review Committee Report. There are no major violations. The ARB process is running smoothly. Nancy Breland reported that she is working with Buddy Dye on the flowers and landscaping for the islands.

**Call for Nominations for Election:** Chris Reiss and Tom Neubauer are the developer Board members. Developer nominee for remaining developer appointed position was Rand Wortman. Buddy Dye nominated himself. With no further nominations from the floor, the nominations were closed. There were five candidates and five positions; therefore, no election was held.

**Unfinished Business:** There was no unfinished business.

**New Business:** There was no new business.

**Adjournment:** Michael Grabner thanked the Board for their service and motioned to adjourn the meeting. On a second by Nancy Breland, the meeting was adjourned at 6:54 p.m.

Respectfully Submitted,

Debra Laminack, CMCA, AMS, PCAM  
Association Manager