

COVE POINTE OWNERS ASSOCIATION., INC.
Minutes of the Special Board of Directors' Meeting
Monday, July 13, 2020

The Cove Pointe Owners Association Special Meeting of the Board of Directors was held on Monday, July 13, 2020 at 6:00 p.m. at 1167 Cove Pointe Drive, Panama City, FL 32401.

Call to Order and Quorum Check: President Craig Claussen called the meeting to order at 6:04 p.m. Tom Neubauer, Rand Wortman, John (Buddy) Dye, Henry Breland, and Chris Reiss were in attendance. Owners in attendance were Nancy Breland, Kevin Rohan, and Jan Dye. Tammy Mallory with Burg Management attended the meeting and recorded the minutes.

Proof of Notice: The Board confirmed notice was posted on property in accordance with Florida Statutes and Association By-Laws.

Approval of Agenda: On a motion by Chris Reiss and a second by Tom Neubauer, the Board unanimously approved the agenda.

Hear and consider Such Owner's Concerns Regarding the Cove Pointe Neighborhood: Kevin Rohan, owner of 1160 Cove Pointe Drive, sent an email to the Board of Directors stating that he feels that owners are vulnerable and feels things may have been different for Christ Cordon if he had a fence. Mr. Rohan asked that the specific requirements for fencing be eliminated from the Cove Pointe documents and all lots be equal for fencing requirements. Chris Reiss stated that a covenants change would require the vote of the full membership, and she stated that she does not support that change. She also stated that the covenants are consistent with what Mr. Rohan is trying to achieve.

Appeal of ARB Decision on Fence by Owner of Lot 4: Chris Reiss stated that owners are entitled to request an appeal to the Board within 30 days of the decision of the ARB. Nancy Breland, chairperson of the ARB, stated that the fence request was denied because the material being used was not substantial and not what the committee felt was a fit for the community. The committee prefers that a black metal material similar to the pool fence material be used and would consider a black metal fence with closer pickets to prevent their dog from getting out. Mr. Rohan requested permission to install a wooden fence. Chris Reiss stated that the owner preference does bear weight on the decision, and she also stated that she would be willing to consider the requested materials if Mr. Rohan agreed to stain or paint the fence. Chris Reiss stated that the Board has the ability to resolve and asked that Mr. Rohan provide options to the Board for wooden fencing that is similar but more robust than what he previously applied for. **On a motion by Chris Reiss and a second by Henry Breland, the Board unanimously provided a conceptual approval with the final approval for the fence at 1160 Cove Pointe Drive to be based upon a rendering submission.**

Violations on Lot 4 of Cove Pointe Covenants and Restrictions: The following violations exist at lot 4: the shed is not finished to match the house and the HVAC unit is not screened from view. Per the Declaration of Covenants, Conditions, and Restrictions, plans for the HVAC screening should first be submitted to the ARB for review and approval. The owner of lot 4 stated that these violations will be corrected as quickly as possible. Chris Reiss stated that based on good faith, she does not feel any action needs to be taken on these issues at this time.

Any Other Items of Business Brought to the Attention of Any Member of the Board of Directors: Buddy Dye stated that additional enforcement of the covenants is needed. The Board agreed that Nancy Breland and Buddy Dye will do an inspection of the property and provide the violation information to Burg Management. Chris Reiss suggested that letters be sent out the week prior to the Annual Meeting. Tammy Mallory agreed that Burg Management would get the letters out the week prior to the Annual Meeting.

Adjournment: With no further business to discuss, the meeting was adjourned at 7:27 p.m.

Respectfully Submitted,

Tammy Mallory, CMCA, AMS, PCAM