

COVE POINTE OWNERS ASSOCIATION., INC.
Minutes of the Special Board of Directors' Meeting
Monday, January 25, 2021

The Cove Pointe Owners Association Special Meeting of the Board of Directors was held on Monday, January 25, 2021 at the Burg Management office located at 2827 Joan Avenue, Suite B, Panama City Beach, FL 32408 and via ZOOM.

Call to Order and Quorum Check: President Craig Claussen called the meeting to order at 5:32 p.m. Board members in attendance were Roger Spencer, Tom Neubauer and Henry Breland. Owners in attendance were Michael Rohan, Nancy Breland, Buddy Dye, and Jan Dye.

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

Approval of Agenda: The agenda was approved by consensus.

Appointment of Vacancy: On a motion by Henry Breland and a second by Craig Claussen, the Board unanimously appointed Michael Rohan to fill the vacant director position.

Covenant Violations at 1160 Cove Pointe Drive: On a motion by Henry Breland and a second by Roger Spencer, the majority of the Board approved a letter to be drafted from attorney Jack Williams to the owner of 1160 Cove Pointe Drive for the following violations: the outside of the shed is not stucco, there is an unapproved attachment on the shed, the mailbox was moved to the property line without ARB approval, there is a boat trailer in the back yard, and there are construction materials all over the yard. The Board requested that the attorney provide for a 14 period to clean up the construction materials, to move the boat trailer, and apply for the mailbox with the ARB. The stucco must be on the shed within 60-90 days. Michael Rohan abstained from the vote.

Establishment of Fines Review Committee: This item was tabled until the next meeting.

Any Other Items of Business Brought to the Attention of Any Member of the Board of Directors: There were no additional items brought before the Board.

Adjournment: With no further business to discuss, the meeting was adjourned at 6:08 p.m.

Respectfully Submitted,

Debra Laminack, CMCA, AMS, PCAM