

COVE POINTE OWNERS ASSOCIATION., INC.
Minutes of the Special Board of Directors' Meeting
Monday, March 29, 2021

The Cove Pointe Owners Association Special Meeting of the Board of Directors was held on Monday, March 29, 2021 at the Pavilion at Holy Nativity Episcopal Church located at 222 Bonita Ave, Panama City, FL 32401.

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 Nancy Breland, Tonya Claussen, Kevin Rohan, and Jan and Buddy 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 with the addition of the ARB report.

Follow Up – Covenant Violation at 1160 Cove Pointe Drive – Kevin Rohan advised that all of the covenant violations that were issued for his address have been corrected with the exception of having his shed stucco completed which will take longer than expected due to the current issue with contractors. The Board requested that Mr. Rohan remove the construction items stored on the property or locate the out of sight. He agreed to do so immediately. The Board unanimously agreed to allow up to sixty days to get this item completed.

Establishment of Covenants Enforcement Committee and Appointment of Committee Members – On a motion by Henry Breland and a second by Roger Spencer, the Covenants Enforcement Committee was established, and Greg Hill, David Cool, and Ryan Cotton were unanimously approved to serve on the committee. If any of these do not accept the appointment, the Board unanimously agreed to appoint Sharon May to fill the vacancy.

ARB Report – Nancy Breland provided the following ARB Report: Lot 23 plans have been approved but not yet started. Lot 47 package has been submitted with the exception of the landscaping, but the meeting has not been held yet; Lot 48 has not presented a package yet; Lot 1 just closed recently; Lot 48 wants to build a dock at the same time as lot 47 but there is some concern with the owner stating that the dock work would fall under Design Guideline 19. Nancy Breland requested direction from the Board and advised that she would like the Board to amend Design Guideline 19 to state that if any improvement is begun then then all improvements must be completed within a set period of time. **On a motion by Henry Breland and a second by Craig Claussen, the Board unanimously approved the amendment of Design Guideline 19 to state that improvements must be completed within 24 months. This change is subject to the advice of legal counsel for the Association.**

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 7:03 p.m.

Respectfully Submitted,

Debra Laminack, CMCA, AMS, PCAM