

COVE POINTE OWNERS ASSOCIATION., INC.

Minutes of the Annual Owners Meeting September 23, 2021

The Cove Pointe Owners Association Annual Owners Meeting was held on September 23, 2021 at 6:00 p.m. at the Holy Nativity Church Pavilion located at 222 Bonita Avenue, Panama City, FL 32401.

Election of Chairperson for Meeting: Henry Breland was unanimously elected as chairperson for the Annual Meeting.

Call of Roll and Certification of Quorum: Debra Laminack with Burg Management confirmed that a quorum of members was present in person or by proxy.

Proof of Notice of Meeting or Waiver of Notice: The Board confirmed notice was mailed to all owners and posted on property in accordance with Florida Statutes and Association By-Laws.

Reading and Disposal of Any Unapproved Minutes: On a motion by Margaret Neubauer and a second by Nancy Breland, the members unanimously approved the minutes of the September 29, 2020 Annual Owners Meeting.

Report of Officers

- A. **President's Report** – Henry Breland provided the following President's Report: The Board decided to increase the responsibilities of Burg Management to include monthly inspections and inspection reports and to work with the committee for fines. The members of the Fines Committee are Greg Hill, Ryan Cotton, and David Cool. Henry Breland thanked Buddy Dye for all of the work he has done with the landscapers.
- B. **Treasurer's Report** – Chris Reiss provided the following Treasurer's Report: The Association is fiscally sound as the Board. As of August 31, 2019, there was \$18,716 in the operating account, \$6,011 in the reserve account, and \$9,649 in the park fund CD. The Board authorized use of \$13,701 of the reserve fund to pay for the dock with the remaining amount coming out of the operating account. The Association is ahead of all budget numbers in 2020 with a few accounts delinquent. Collection efforts are being handled in accordance with the governing documents. Landscaping is still the major expense for the community.

Report of Committees

- A. **Architectural Review Board** – Nancy Breland briefed the owners on the ARB activity for 2021. There have been five reviews, three approvals, and one new landscape plan.
- B. **Landscaping Report** – Buddy Dye advised that the landscaper quit, and he had to find a new landscaper quickly. The Green Team came on board and is doing a great job at a price of \$975 per month. This price is slightly higher than Greenleaf, but it includes mowing of the empty lots five times each year at no additional cost. The pinestraw has been reduced from 500 bales to 350 bales which is another cost savings for the community.

Election of Directors – Nancy Breland nominated Buddy Dye; Tom Neubauer nominated Henry Breland; Tonya Claussen nominated Mike Rohan; Ryan Cotton nominated Kevin Rohan. Jimmy Owenbrink and Ryan Cotton counted the ballots for the election. **By majority vote, the owners, elected Henry Breland and Buddy Dye. Chris Reiss announced that the Class B members elected were Tom Neubauer, Roger Spencer, and Chris Reiss.**

Unfinished Business – There was no unfinished business.

New Business – Kevin Rohan requested that the By-laws be changed to prohibit anyone related to a Board member from serving on the ARB. Chris Reiss cited Florida Statute 720.306 and advised that such a change needed to be proposed prior to the next Annual Meeting so that the owners could vote on it at the meeting.

Adjournment: With no further business to discuss, the meeting was adjourned at 6:48 p.m.

Respectfully Submitted,

Debra Laminack, CMCA, AMS, PCAM