

**COVE POINTE OWNERS ASSOCIATION., INC.**  
**Minutes of the Special Board of Directors' Meeting**  
**Wednesday, February 23, 2022 at 5:30 p.m.**

The Cove Pointe Owners Association Special Meeting of the Board of Directors was held on Wednesday, February 23, 2022 at 5:30 p.m. at 1167 Cove Pointe Drive, Panama City, Fl 32401.

**Call to Order and Quorum Check:** Board President Henry Breland called the meeting to order at 5:30 p.m. Board members in attendance were Buddy Dye, Tom Neubauer, and Roger Spencer. Owners in attendance were Nancy Breland and Jan Dye. Debra Laminack 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:** The agenda was approved by consensus.

**Appointment of New Board Member: On a motion by Buddy Dye and a second by Tom Neubauer, Matt Griffiths was appointed to fill the Board vacancy.**

**Action Plan for Violation Correction: On a motion by Buddy Dye and a second by Henry Breland, the Board unanimously approved the removal of Ryan Cotton from the Covenants Committee and the appointment of Sharon May to fill the vacancy.** The Board requested that a proposed schedule of fines be sent for review. Debra Laminack will provide the proposed schedule. In addition, the Board requested that a letter be sent to the owner of the vehicle parked on the street on Cove Pointe Drive. Debra Laminack advised that the streets are public streets, and the Association does not have the authority to enforce parking on the streets. The Board requested that the letter be sent warning the owner to remove the vehicle. Debra Laminack advised that a letter will be sent.

**Irrigation Update:** Buddy Dye advised that the irrigation issues are being worked on. A faulty valve has been replaced and several irrigation heads have been moved. There are issues with the well that still need to be updated. The pine straw will be installed after the oaks shed their leaves.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 6:20 p.m.

Respectfully Submitted,

Debra Laminack, CMCA, AMS, PCAM