

**Minutes of Special Meeting of the  
Board of Directors of Cove Pointe Owners Association, Inc.**

**Date:** October 8, 2007  
**Time:** 5:30 p.m.  
**Location:** 338 Bunkers Cove Road, Panama City, Florida 32401  
**Attendance:** Patrick Higgins, President; Chris Reiss, Vice President; Tom Neubauer, Secretary; Margaret Neubauer, Treasurer; Steve Butler, Director, Roger Spencer, Member..

The meeting was called to order at 5:35 PM by Association President Patrick Higgins.

- (1) **Financial Report:** The financial report and a detailed comparison of budgeted versus actual expenses was presented. The status of billing and payment of lot owners was discussed and a motion to approve the financial statement was adopted by unanimous vote.
  
- (2) **Landscape Maintenance and Irrigation:** It was noted by the secretary that at the 2006 annual meeting, the issue of landscape irrigation was discussed, and it was decided at that time, the Association would monitor the cost of city water irrigation for one full season and then consider the feasibility of installing wells. Chris Reiss provided detailed billing information and noted that the proposed 2008 water budget was projected at \$7,999. Roger Spencer and Tom Neubauer presented bids from two vendors, including one from the landscape contractor (Lawnsapes) and the other from Culligan Water Services. Roger Spencer noted that the billing may be higher than it should be due to some broken sprinklers and open lines, however he recommended that we pursue installation of the wells. President Higgins appointed an Irrigation/Well Committee, instructing Tom Neubauer and Roger Spencer to pursue the lowest bid, acknowledging that smaller portions of the system may have to remain on City water due to the separation of distance between valve locations. The motion passed.
  
- (3) **Lot Maintenance:** Two bids were presented for the mowing of all lots, bid on a per-lot basis. Toby's Tractor service bid \$100-125 per lot and Smiley's Tractor Service bid \$70 per lot, acknowledging that some are larger than others. A third and lowest estimate was provided by another vendor at the request Dr. Spencer. A motion was made to: (1) Accept the lowest bid, provided the vendor can present a proper license and liability insurance for the protection of the Association; (2) The Association will contract separately with the owners of any lot equal to the bid amount ultimately accepted, and thereby issue an Association check or credit to those lot owners who do not require lot maintenance. Dr. Spencer also suggested that he would look at all cost-effective alternatives, including the possibility of doing the work with his own equipment. The motion passed.

- (4) **Tree Removal:** It was noted that the large magnolia tree near the community dock appears to have died. A motion was made to authorize Tom Neubauer and Roger Spencer to engage the low bidder for removal of that tree. The first bid from Cromer's Tree Service was \$750.00, leaving the stump cut close to the ground, but not ground, as would be preferred.
- (5) **Sidewalks:** The issue of sidewalk construction as outlined in recorded covenants was discussed. Based on the probability that sidewalk construction might be premature given the number of homes actually planned, VP Chris Reiss agreed to draft a proposed amendment for consideration by the membership at the October 22, 2007 meeting.
- (6) **Annual Meeting:** Chris Reiss and Tom Neubauer reported that proper notices were made for the Annual meeting to be held on October 22, 2007 at the St. Andrew Bay Yacht Club sailing center.

The meeting was adjourned at 6:35

Submitted for record October 11, 2007

Cove Pointe Owner's Association, Inc.

A handwritten signature in black ink, appearing to read "Tom Neubauer". The signature is fluid and cursive, with a large initial "T" and "N".

Tom Neubauer  
Secretary