

Minutes of the Ninth Annual Membership Meeting of the Cove Pointe Owners Association, Inc.

Date: Wednesday, September 24, 2014
Time: 5:30 p.m.
Location: St. Andrew Bay Yacht Club Sailing Center
218 Bunkers Cove Road, Panama City, Florida 32401
Attendance: Officers & Directors: Buddy Dye, President/Director; Chris Reiss,
Treasurer/Director; Tom Neubauer, Secretary/Director;

Members/Lots:

1 Nancy and Harry Breland (Lot 16)
2 John "Buddy" Dye (Lots 24 and 25)
2 Tamam Elzawahry (Lots 11-12)
1 Jimmie Hamilton (Lot 15)
1 Rebecca Hysong (Lot 30)
1 Steve McClain (lot 33)
2 Lorianne McElhaney and Leigh Mathis (13,45)
1 Tom and Margaret Neubauer (Lot 34);
1 Mike Nichols (Lot 23)
1 Kevin Rohan (Lot 4)
1 Teresa Woodward (by proxy, Tom Neubauer)
16-B Christine Reiss as representative for Cove Preservation Partners, Inc., for
lots 8,32,36,43,44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 57 and 58 – Class B Votes
2 Christine Reiss (Lots 40-42)

Class A Votes: 16

Class B Votes: 16

The meeting was called to order at 5:30 PM by Buddy Dye.

- (1) Election of Meeting Chairman: A motion was made and seconded by to appoint Buddy Dye as meeting chairman. The motion passed by unanimous vote.
- (2) Call of Roll and certifying of Proxies: Attendance was taken by individual sign-in and the secretary acknowledged the attendees constituted a quorum. A total of 16 Class A members were registered (per above) and 16 Class B members for a total of 32, exceeding the requirements for a quorum
- (3) Proof of Notice of Meeting: Buddy Dye noted for the record that the meeting had been properly noticed. The statement was executed by Tom Neubauer as Secretary/Director. (attached)
- (4) Minutes of Previous Annual Meeting: A motion was made by Tom Neubauer to approve the minutes of the October 23, 2013 annual Meeting. The motion was seconded by Chris Reiss and the minutes were approved by unanimous vote.

- (5) Report of Officers: Mr. Dye reported that lot bush-hog work was budgeted for four time per year and was completed on a satisfactory schedule. He also advised that the signs at both entries has been replaced since the last meeting, as well as dock board repairs. Discussion continued to include a recommendation to look into eventually replacing the dock with Trex planking. Mr. Dye was thanked for his outstanding work for the benefit of the association.
- (6) Financial Report Christine Reiss reviewed the association financials and explained each revenue stream. Mrs. Reiss also provided for the minutes the current income and expense details used to draft a 2015 draft budget. It is anticipated that the board will adopt a budget after review of the year-end data which is likely to support the proposed annual dues assessment of \$450 per lot.

Mrs. Reiss also reported that Cove Point Owners Association has received \$28,016 in total income through August 22, 2014 and projected income for 2014 is \$30,060. The proposed budget projects a shortfall of approximately \$3600 to use some of the account reserves.

- (7) Report of Committees: None
- (8) Election: The members agreed to open the election for 2015 directors and waive the requirement for inspectors. It was also agreed that this requirement would be omitted from future agendas. It was noted by Mrs. Reiss that the class A members may elect two directors. And class B members select three. Mrs. Reiss made a motion to reappoint the current officers, Mr. Dye and Mrs. Tammy Newton for class A votes and Mr. Dye also emphasized that any member could serve if interested, noting that Mrs. Newton agreed to serve to support the Association when nobody else volunteered. Dr. Henry Breeland agreed to serve and Mr. Dye entertained a motion to adopt the revised slate, which passed. A nomination was made by Mr. Cranston Pope to retain the current directors, Tom Neubauer, Chris Reiss and Roger Spencer. The motion was seconded and passed unanimously.
- (9) Unfinished Business:

Proposed Amendment to Covenants; Mrs. Reiss suggested a change to the CPOA restrictive covenants to provide for installation of devices that supplement energy production, such a solar arrays, with installation of same subject to approval by the ARB. The move would make the CPOA covenants more consistent with laws which are designed to encourage these developing technologies. A motion was offered and seconded to move forward with this change.

Architectural review board offered three issues on the agenda for discussion, including standardization of the ARB plans approval process, two CPOA declaration enforcement issues and recertification of existing and request for additional ARB members.

Standardization: Nancy Breland outlined plans to better standardize the plans approval process so applicants would have a clear understanding of the requirements and processing procedures.

Enforcement Issues: (1) At the August 25, 2014 special board meeting there was discussion about the unsightly appearance of some signs in the subdivision. While the ARB actually has sign approval authority, there are no established guidelines available. It was agreed that these would be developed by the board and submitted for future approval. (2) The group discussed the ongoing controversy over a resident's failure to honor subdivision covenants following approval of plans submitted to the ARB. There were two options offered for consideration: (a) allow the situation to continue without further action or (b) follow the enforcement provisions of the ARB covenants, which could include substantial fines and legal fees levied against the property. After much discussion the point was made that the covenants were a compelling reason for property owners to purchase property in Cove Pointe. Failure to enforce the covenants could render those provisions unenforceable in the future and diminish the value for all property owners. A motion was made to follow the appropriate course of action to ensure each property owner honors their agreements. The matter was not put to a vote. Instead, the members authorized the board to take action consistent with the board's authority under the declaration. (c) Appointments: The membership agreed by vote to reappoint all four ARB members. Mrs. Reiss asked that their names and contact data be provided on the CovePointe.com website.

With no further business to discuss, Mr. Dye thanked the members for attending and called for a motion to adjourn at 6:36PM.

Cove Pointe Owner's Association, Inc.



Tom Neubauer, Secretary

These minutes were approved at
the annual meeting September
25, 2015