

COVE POINT HOMEOWNERS ASSOCIATION, INC.
A Not -for-Profit Corporation

MINUTES OF THE SPECIAL BOARD OF DIRECTORS MEETING

The meeting was scheduled for November 15, 2025, at the home of Fran and Bob Copeland, 1934 Cove Pointe Drive, Venice, FL

Notice of the meeting was sent to each director, posted on the property and E-mailed 10 days prior to the meeting in accordance with the by laws of the Association and the requirements of the Florida Statutes.

Quorum: A quorum was obtained following a roll call of board members present: Harry Slocum, Derek Conklin, Fran Copeland , Bob Simone, Karen Creglow and Richard Marcotte. Karen Conklin also attended

The meeting was called to order by President Fran Copeland at 10:00 a.m.

A motion was made by Bob Simone and seconded by Derek Conklin to dispense with reading of the October 18, 2025 Meeting. Passed unanimously.

Report of Officers:

President: Fran Copeland

Fran Thanked Bob and Richard For their efforts on the Lamp Posts and Entrance Lighting.

Treasurer: **Derek Conklin**

Accepting the financial reports into records: **Derek Conklin**

A motion was made by Dick Marcotte and seconded by Bob Simone to accept the report as read. Passed Unanimously.

COMMITTEE REPORTS:

ARCHITECTURAL REPORT: Karen Creglow: Nothing significant to report

LANDSCAPE AND IRRIGATION COMMITTEE REPORT: by Derek Conklin
Nothing significant to discuss

COMPLIANCE: Nothing Significant to report

ENVIRONMENTAL: No Report

UNFINISHED BUSINESS:

Update the Alteration Review Application. In Process.

NEW BUSINESS:

Sea Wall Vegetation: It was agreed to let the vegetation grow in the Rainy Season and To trim in the dry season as dictated by the Mowing Schedule. Motion made by Derek and Seconded by Fran. Approved Unanimously.

Pond Water Levels: The pond water level will be more closely monitored.

SCHEDULE NEXT REGULAR MEETING. December 13, 2025 at the home of Jeff and Karen Creglow

Adjournment: 10:47 am.

Motion made by Derek Conklin and seconded by Bob Simone to adjourn the meeting.. Unanimously passed.

Submitted by Secretary Richard Marcotte 10/24/2025