

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

The meeting was scheduled for June 14, 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 mailed 30 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, Karen Greglow, Fran Copeland and Richard Marcotte.

Other Attendees: Karen Conklin

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

A motion was made by Derek Conklin and seconded by Harry Slocum to dispense with reading of the April 12, 2025 Meeting. Passed unanimously.

COMMITTEE REPORTS:

TREASURERS REPORT: Derek Conklin

The financial report is on the website. A motion was made by Richard Marcotte and seconded by Harry Slocum to accept the report. Passed Unanimously.

Derek also suggested that we charge the \$200.00 estoppel fee back to the new homeowners. Derek made a motion to accept, Seconded by Richard Marcotte. Passed Unanimously.

ARCHITECTURAL REPORT: by Karen Greglow

There are currently 5 new roofs in process of being replaced. All requests are in order

LANDSCAPE AND IRRIGATION COMMITTEE REPORT: by Derek Conklin

The Irrigation System is currently being repaired and we are waiting for a part.

Derek has negotiated a new 3 Year contract with our landscaping company. Fran Copeland made a motion to accept the new contract, seconded by Richard Marcotte. Passed unanimously.

COMPLIANCE: by Karen Greglow

Nothing to Report

ENVIRONMENTAL: Karen Conklin

Nothing to report

UNFINISHED BUSINESS:

Certification of Board Members: Fran expressed her concern that the board hasn't taken the Board Certification that is required by The State of Florida. All members agreed to get it done.

Uplighting Entrance Palms: It was Bob Simone's recommendation that we go with a better quality lamp> The Board Agreed and approved \$904.00 for the project. The motion was made by Karen Greglow and seconded by Harry Slocum. Motion Passed unanimously.

NEW BUSINESS:

The board discussed the roof tiles and decided that when the original tile color becomes available we will revert back to it.

SCHEDULE NEXT REGULAR MEETING. August 16, 2025 at the home of Dick and Kammy Marcotte, 1909 Tradewinds Circle.

Adjournment: 11:12 am.

Motion made by Derek Conklin and seconded by Dick Marcotte. Unanimously passed.