

Coventry Homeowner Association  
Board of Directors Meeting Minutes

A regular meeting of the Board of Directors of the Coventry Homeowners Association, Inc., was held on February 7, 2022. The meeting was held at the Coventry Club House, 100 Wrought Iron Bend, Yorktown, Virginia, 23693.

Executive Session

Call to order: Tony Collins, President, called the Board to order at 6:02 PM.

Present: The following Board members were present: Tony Collins, Brian Kross, Randy Wojcik. Also in attendance for the Executive session was Rachael Falls, HOA Office Manager, Rob Fitzmaurice, Smithy Glenn President and Shawn Scott and Chris Greene of Brightview Landscaping (BV).

The subject of the discussion was the unsatisfactory performance of Brightview's contract, specifically how much their payments should be reduced for not completing the job. The members present mentioned the grass was never cut completely, the leaves only partially picked up, garbage cans emptied only sporadically, and the Fall aeration, fertilizing, and seeding were never done at all. The BV representatives did not challenge that the work was not completed, but contested the amount of the payment reduction. BV suggested a 10% reduction, TC said he preferred a 20% reduction. BV countered with 15%, the BoD voted unanimously no on the 15% and stayed with 20% because much less than 20% of the work was never completed. BV said they would reply to this proposal before the CoB on Feb. 8.

Pool Management proposal, discussed briefly, BoD agreed that the Caribbean bid was the most attractive, most complete, and includes a promise of full operation in terms of staffing and duration of pool opening. Sage offered approximately a ½ price contract with reduced staffing and open hours. Clearwater promised no staffing problems but \$13k above Caribbean's quote.

OPEN MEETING

Call to order: Tony Collins called the Meeting to order at 7:00 PM.

Previous meeting minutes, November and January, reviewed and approved, all voted in favor.

Treasurer's report reviewed, all voted to accept but agreed it was not complete.

ARC report reviewed.

TC gave a report to residents present on the discussion with Brightview related to reducing their payments.

BoD voted unanimously to move the monthly meeting to the second Monday of each month since there have been many interferences with the first Monday.

TC made a motion to appoint Guy Hagen as Chairperson of the Architectural Review Committee, BK 2<sup>nd</sup>, All voted in favor. The previous Chairperson is stepping down as Chair, but staying on the committee.


Resident Tina Jvaranowic- Status of the restriction on short term rentals? TC, vote is progressing slowly towards the 2/3 required to amend the Covenants. BK mentioned a news item about a bill before the VA state congress to ban restrictions on short term rentals. Questioned if we intend to replace the pool furniture before this summer? Questioned the BoD meeting notification.

Resident Julie Post Interested in position on the BoD. After the close of the Open Meeting the BoD voted unanimously to offer her a spot on the BoD.

Resident Martha Cuevas What is the status of the Pool Contract, since we need to decide now to be ready for the pool season? Can we hire a dedicated person, not a lifeguard, to take care of sign-ins and keeping the bathrooms clean? Per TC that person is included in the pool contract? When will the new slide be installed at the HL playground? Keep the Newsletter, it is still relevant, but always arrive late. Julie Post volunteered to assist with the Newsletter. The Tennis Courts requires a maintenance budget since there are many cracks appearing. Suggested an expanded associate membership that included use of the tennis Courts. TC thought the idea had merit to generate additional revenue. BK said he would vote against since, unlike the pool, the Tennis Courts are unsupervised, it could generate serious control problems and liability.

TC Office staff will be asked to contact the Tennis Court Company about maintenance on the Tennis Courts.

  
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Brian Kross, CHOA Secretary

  
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Tony D. Collins, Sr., CHOA President