

Traders Cove Homeowners Association

Board of Directors Meeting

January 14, 2025 7 p.m.

Agenda

- New Attorney
- Reminders for Boat Slip owners to provide Volusia County Recording to treasurer
- Reminder to give Current Boat Registration to treasurer
- Reminder to provide proof of Insurance for any Boat parked in a slip
- Increase in dues to \$101; late fees applied on the tenth of each month

Traders Cove Homeowners Association

Board of Directors Meeting January 14, 2025 Minutes

Call to Order 7:00, Pledge of Allegiance

Roll Call: Leslie Starkey (president) Judy Peck (secretary) Carol Morales (treasurer) and Patti Singleton (at-large); all present.

December Minutes: Read and passed unanimously with spelling corrections.

Treasurer Report: Read and passed unanimously. The insurance bill is to be paid by January 27, approximately \$21000.00. Boat owners must supply current registration and proof of insurance as required by Covenants and Volusia County. The dues were raised in December 2024 to \$101 per month, payable on the first of the month

Updated Rules and Regulations were passed unanimously and signed by president and secretary

The Board has secured new attorney (Becker Law Firm)

Committees

Architectural: Steve Collins (not present). Steve Larson, Eddie Yip, Pat McKee, Dave Cremeans and Joe Weston will finish the dock restoration.

Calendar: Kathie Mead, up to date.

Clubhouse: ~~no chair~~ BRIAN BAKER

Reservations: Patti Singleton, Miriam Savard (not here May to December). Same procedure, forms near Board bulletin board

Dock: no chair: Responsibility to ensure that the dock lights work and check for loose screws and nails.

Grounds: No chair, ~~bidding in process~~

Library: Nancy Neidert, well maintained

Pool: Brian Baker: checking on potential problems with the pump

Roads: no chair: several potholes need attention.

Social: Donna McAdam: Resident Sale is January 23, Open to Public, January 24 and 25. Worker meeting is January 22. Workers' meals are assigned.

Website: Tom Ratcliff will maintain the website which will hold all documents required by state law.

New Business: Eliminating tenancy. Motion made seconded and passed unanimously to proceed with changing the covenants to exclude renters in the Cove. Leslie will consult our lawyer on how to proceed with this matter

Motion to adjourn: made, seconded and passed 8:15

Respectfully submitted,

Judy Peck