

Sykes Cove Community Association (SCCA)

Board Meeting Minutes from Special meeting regarding Culverts and Gazebo maintenance repair

Date of Board Meeting: 06/10/2025 – Online via Zoom

CALL TO ORDER: the meeting was called to order at 6:30 pm by Susan Aroyan (President/Treasurer). Roll call was taken and all Board Members were present.

- Susan deferred to Rebecca to explain the details of the company that provided the bid to repair the culvert at the large pond.
- Steve Ash then explained in greater detail the semantics of the actual repair. He reiterated that because this was considered a maintenance repair did not require engineering and the costs were contained because of that fact.
- Susan told the membership the cost of the culvert repair would be \$20,550.00 and that funds were available from savings without making a community special assessment but reserved the right to issue a special assessment should there be unexpected costs.
- The board has been able to save a projected surplus of \$34,000. This is primarily due to the elimination of a full-service property management co., new providers for lawn and weeding maintenance, and reduced legal fees.
- The Board reviewed the Gazebo repairs ranging from \$9K to \$17,500K. Susan informed the membership costs could be absorbed by the budget surplus + reserves allocated to the Gazebo, resulting in no financial assessment to the community, but Susan presented a plan that was contingent upon the Culvert repair remaining in budget. Upon conclusion of the culvert, the budget would be reviewed and a plan for gazebo repairs would be selected based upon affordability. A motion was made to begin the gazebo repair immediately, without waiting for the culvert by Rebecca Hauser (Vice President, Board Member). All four other board members (Susan, Helen, Carolyn, and Steve) voted against an immediate start to the gazebo repair and felt it prudent to do the Culvert repair first, and in the event of hidden or unexpected costs to ensure funds were readily available and limit any additional costs to the community. No further vote on the Gazebo was taken.
- Helen Fournier made a motion to approve the Culvert repair. Steve seconded, and all other board members were also in favor.

A motion to Adjourn was made by Susan at 7:07 pm.

Respectfully submitted by:

Carolyn Breza Board Member