

**COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MINUTES
February 15, 2022**

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, February 15, 2022 at 7:02 p.m.

Present at the meeting:

- George Ruiz, President
- Jacob Gettig, Vice-President
- Marcia Moreno, Treasurer
- Dianna Hanneman, Secretary
- Jonathan Ulrich, Director
- Scott Adler, EPI Management

GUESTS: Jake from Intelligent Infrastructures made a presentation to the Board regarding surveillance cameras to address security, garbage problems and parking.

HOMEOWNER FORUM:

MINUTES:

Motion – Motion made by J. Ulrich to approve the Minutes from November 16, 2022. Motion seconded by J. Gettig. Motion unanimously approved.

TREASURER’S REPORT: S. Adler reviewed the Financial Statements as of January 31, 2022:

Total Checking and Savings	\$ 52,143.41
Total Accounts Receivable	\$ 60,707.74
Total Assets	\$112,851.15
Total Accounts Payable	\$ 6,065.00
Total Liabilities	\$ 35,031.49
Total Equity	\$ 77,819.66
Total Liability and Equity	\$112,851.15

Motion – Motion made by J. Ulrich to approve the Treasurer’s Report for January 31, 2022 as presented. Seconded by G. Ruiz. Motion unanimously approved.

MANAGEMENT REPORT:

- **Security Cameras** – Discussion of security cameras was tabled until the Board researches other options for cameras.
- **Wood Replacement** – S. Adler reported that the signed contract and change orders were included for the Board’s records.
- **Landscape Maintenance** – The Board directed S. Adler to go out for bid for landscape maintenance. S. Adler will send out the bid specifications to landscapers.

***Coves of Harbor Springs
Minutes***

- **Plumbing Inspections** – S. Adler reported that the cost for the plumbing inspection for units with high bills is \$150/unit by Aqua City and \$195/unit by Bela. The Board will monitor the units with bills above the average bill and send a notice by email and certified mail that they need to get an independent plumber to inspect for problems.
- **Pet Waste** – S. Adler reported that Eisner Enterprises is charging \$210 per month to empty the doggie stations and clean up the garbage around the stations. Sunshine Pet Waste Co. will empty the stations for \$180 per month. The Board agreed to try Sunshine Pet Waste for a month.
- **Tree Trimming** – S. Adler reported that the tree trimming was completed in December. The third phase will be completed in December 2022.
- **Parking Violations** – Discussion was held regarding parking in front of garages and cars that are not moving for months. Discussion included using security cameras, fines for parking in front of garage, towing if parking in the lot for more than three days, and using stickers.

INSPECTION REPORT: The Inspection Report was attached for the Board's review.

RULE VIOLATIONS: Appeals were reviewed during Executive Session.

OLD BUSINESS:

There was no additional Old Business.

NEW BUSINESS:

There was no New Business to come before the Board.

ADJOURNMENT:

The meeting was recessed to Executive Session at 8:58 pm to discuss rule appeals. The meeting resumed at 9:33 pm.

Motion - Motion made by J. Gettig to adjourn the meeting at 9:33 pm. Seconded by M. Moreno. Motion unanimously approved.

Respectfully Submitted:

EPI Management Company, LLC

Coves of Harbor Springs
Minutes

Executive Session

Rule Appeals

1922M – Dryer vent fine – Sustain \$100 fine; reverse additional fines

3140C – Dryer vent fine – Sustain \$100 fine; reverse additional fines

3176T – Dryer vent fine – Sustain \$100 fine; reverse additional fines

3191K - Dryer vent fine – Sustain \$100 fine; reverse additional fines

3134C – Parking in front of garage – homeowner states there is nowhere else to park his extended cab pickup.

3185T – Parking in front of garage – planned to attend meeting but was not present.

Christmas decorations – send warning letters without fines