

COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MINUTES
February 16, 2021

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, February 16, 2021 at 7:00 p.m. by virtual meeting.

Present at the meeting: Elsie Bair, Director
 Marcia Moreno, Treasurer
 Matt White, President
 Kenneth Fields, Vice-President
 Scott Adler, EPI Management

Absent: Dianna Hanneman, Secretary

MINUTES:

Motion –Motion made by K. Fields to approve the Minutes from November 17, 2020. Motion seconded by E. Bair. Motion unanimously approved.

GUESTS: No guests were present.

TREASURER’S REPORT: S. Adler reviewed the Financial Statements as of January 31, 2021:

Total Checking and Savings	\$318,585.38
Total Accounts Receivable	\$ 51,138.18
Total Assets	\$369,723.56
Total Accounts Payable	\$ 5,291.77
Other Current Liabilities	\$ 18,401.43
Total Liabilities	\$ 23,693.20
Total Equity	\$346,030.36
Total Liability and Equity	\$369,723.56

- **Accounts Receivable** – S. Adler reported that the governor modified the eviction stay. Owners need to submit a declaration stating that 1) single making less than \$100,000; 2) tried to maintain payments; 3) lost job due to COVID; 4) will be homeless if evicted. At this time, there is a mandatory mediation process before going to court. If the Association gets possession of the unit, the Sheriff is prohibited from serving the eviction until the governor loosens evictions.

MANAGEMENT REPORT:

- **Roof Replacement**– S. Adler reported that the claim is moving along slowly. The total loss is \$1.4 million at this time. The umpire is reviewing and will respond shortly to any increase in the claim. The Board directed Management to send out bids for the roofs. The Board will hold a special meeting in March to discuss the bids.
- **Deck Railing/Spindles** – S. Adler received a bid from Inside Out to replace the rotted deck railing and spindles for \$930. S. Adler will get a second bid for the deck. This will also be included in the March meeting.
- **Tree Trimming**– S. Adler reported that the work was completed in late December.

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- **Downspout Burial** – S. Adler’s downspout inspection lists the areas where there is erosion and ranked them by priority. He will send the list to Semper Fi for costs and he will also get two or three more bids and ask them to quote on all the units.
- **Snow Signs** – S. Adler reported that the snow signs were put in but some have been knocked over by the plows. An email will be sent to homeowners to remind them not to park at the end of the driveway.
- **Snow Removal** – Discussion was held regarding some of the issues that homeowners have regarding the snow removal. The contract for this season is per push. The Board will also look into the timing of the plowing.
- **Dryer Vent Cleaning** – S. Adler reported that 37 owners have complied with the directive to have their dryer vents cleaned. All unit owners must send proof that the vents have been cleaned by March 15th.

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

ADJOURNMENT:

Motion- Motion made by K. Fields to adjourn the meeting at 8:51 p.m. to Executive Session. Seconded by E. Bair.

Motion unanimously approved.

Respectfully Submitted:

EPI Management Company, LLC