

**COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS REGULAR MINUTES  
April 19, 2022**

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, April 19, 2022 at 7:02 p.m.

Present at the meeting:           George Ruiz, President  
  Marcia Moreno, Treasurer  
  Dianna Hanneman, Secretary  
  Jonathan Ulrich, Director  
  Scott Adler, EPI Management

**GUESTS:** None.

**HOMEOWNER FORUM:**

- 1972 and 1974 Middlebury – Homeowners discussed concerns with dumping of garbage and furniture.
- 3152 Cambria – Homeowner raised his concern with rotted wood on the unit.

**MINUTES:**

*Motion – Motion made by J. Ruiz to approve the Minutes from October 19, 2021 and February 15, 2022. Motion seconded by M. Mareno. Motion unanimously approved.*

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

Total Checking and Savings	\$ 85,870.37
Total Accounts Receivable	\$ 54,789.37
Total Assets	\$140,659.74
Total Accounts Payable	\$ 6,235.00
Total Liabilities	\$ 37,446.19
Total Equity	\$103,213.55
Total Liability and Equity	\$140,659.74

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

**MANAGEMENT REPORT:**

- **Security Cameras** – Discussion of security cameras and wireless point to point transmission to require only a single internet connection for connection to multiple cameras.
- **Wood Replacement** – S. Adler reported a pre-construction meeting was set with TKO for the week of April 18<sup>th</sup> to review the scope of work.
- **Landscape Maintenance** – S. Adler reported the contract with Sebert Landscape was signed by the Board of Directors.

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- **Plumbing Inspections** – S. Adler provided a report of water usage by unit for the last billing cycle. S. Adler reported 19 units with high usage were issued letters to inspect and correct any leaks.
- **Pet Waste** – S. Adler reported Sunshine Pet Waste Co. began servicing the doggy stations the first week of May.

**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 9:10 pm to discuss rule appeals. The meeting resumed at 9:20 pm.*

*Motion - Motion made by J. Ulrich to adjourn the meeting at 9:33 pm. Seconded by J. Ruiz. Motion unanimously approved.*

*Respectfully Submitted:*

*EPI Management Company, LLC*

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**Executive Session**

Rule Appeals

1966M – Garage door replacement violation – No fine; sustained

3134C – Holiday Decoration violation – No fine; sustain

1760M – Garbage Violation and charge back – Reverse charge

***Respectfully Submitted:***

***EPI Management Company, LLC***