

COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MINUTES
May 17, 2022

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, May 17, 2022 at 7:14 p.m.

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

GUESTS: None.

HOMEOWNER FORUM:

- 3158 Cambria Ct. – Homeowner asked about asphalt for driveways. Management will get quote for sealcoating.
- 1922 Middlebury – Homeowner discussed plumbing repairs and still having excessive usage.
- 1928 Middlebury – Homeowner reported a red car in the parking lot that has not moved for months.
- 3152 Cambria – Homeowner requested an update on the status of his rotted wood repairs.

MINUTES:

Motion – Motion made by G. Ruiz to approve the Minutes from April 19, 2022. Motion seconded by M. Mareno. Motion unanimously approved.

TREASURER’S REPORT: S. Adler reviewed the Financial Statements April 30, 2022:

Total Checking and Savings	\$126,350.18
Total Accounts Receivable	\$ 57,092.69
Total Assets	\$183,442.87
Total Accounts Payable	\$ 11,293.00
Total Liabilities	\$ 40,300.14
Total Equity	\$143,142.73
Total Liability and Equity	\$183,442.87

Motion – Motion made by G. Ruiz to approve the Treasurer’s Report for April 30, 2022 as presented. Seconded by J. Ulrich. Motion unanimously approved.

MANAGEMENT REPORT:

- **Rotted Wood Replacement** – S. Adler reported the contractor asked for an additional \$2,000 for materials. Management recommended the job be rebid.

Motion – Motion made by J. Ulrich to cancel the wood replacement contract with TKO, re-inspect the property for additional rotted wood, and re-bid the project. Seconded by J. Ruiz. Motion unanimously approved.

***Coves of Harbor Springs
Minutes***

- **Landscape Inspection** – The Board requested the landscape inspection with the landscaper be done on a Tuesday or Wednesday between 3:00 – 5:00 pm.
- **Plumbing Inspections** – S. Adler provided that five owners have had repairs done but are still showing higher usage. The repairs may not have been done soon enough to see a change in most recent readings. For those that didn't respond, a letter will be sent from the Association's attorney stating that they were told about the problem and the problem is still continuing and they haven't responded. The letter will state a date and time that the plumber will come in to their unit to make the repair. The attorney's fees will be charged to the homeowners.
- **3179 Teal Bay** – Homeowner requested the downspout be extended from the third story gutter directly into the lower gutter on the rear of the unit to stop it from overflowing onto the deck. Discussion was tabled until Management looks at it during the next inspection.
- **Pet Waste** – S. Adler reported that the contractor requested payment in his name instead of the company name. The Board agreed as long as paperwork is on file with Management.
- **1966 Middlebury** – Violation and fine was sustained.

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

RULE VIOLATIONS: Appeals were reviewed during Executive Session.

OLD BUSINESS:

- **Rental Limit** – The Board directed Management to get the cost from the attorney to draft an amendment to the declaration limiting the number of rentals to 25%. Management will email the information to the Board before sending it out to the membership.

NEW BUSINESS:

There was no New Business to come before the Board.

ADJOURNMENT:

Motion - Motion made by J. Ulrich to adjourn the meeting at 9:05 pm. Seconded by G. Ruiz. Motion unanimously approved.

Respectfully Submitted:

EPI Management Company, LLC