

COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MINUTES
June 21, 2022

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, June 21, 2022 at 7:08 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:

MINUTES:

Motion – Motion made by J. Ruiz to approve the Minutes from May 17, 2022. Motion seconded by D. Hanneman. Motion unanimously approved.

TREASURER’S REPORT: S. Adler reviewed the Financial Statements May 31, 2022:

Total Checking and Savings	\$128,044.92
Total Accounts Receivable	\$ 47,838.83
Total Assets	\$175,883.75
Total Accounts Payable	\$ 1,925.00
Total Liabilities	\$ 32,710.27
Total Equity	\$143,173.48
Total Liability and Equity	\$175,883.75

Motion – Motion made by M. Moreno to approve the Treasurer’s Report for May 31, 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.
- **Landscape Inspection** – Discussion of aeration and overseeding was tabled to get clarification on a package deal by investing in planting also.
- **Plumbing Inspections** – S. Adler reported that the attorney sent letters to owners that the plumber will inspect their unit and they will be told what they need to repair. Owners will be charged for the inspection.
- **Sealcoating** – S. Adler reported that bids have been sent to six vendors. The bids will be emailed to the Board for discussion at the August meeting.
- **August Meeting** – The August meeting will be held on Wednesday August 17th.

*Coves of Harbor Springs
Minutes*

MISCELLANEOUS CORRESPONDENCE:

Send letter that the homeowner has too many lights/ornaments on the property.

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 to come before the Board.

NEW BUSINESS: There was no New Business to come before the Board.

ADJOURNMENT:

Motion - Motion made by J. Ruiz to adjourn the meeting at 9:01 pm. Seconded by D. Hanneman. Motion unanimously approved.

Respectfully Submitted:

EPI Management Company, LLC

Coves of Harbor Springs

Minutes

Violations

Car parked in front of the garage is a \$50 fine.

Broken window – Measured wrong installed within 3 weeks. Request to waive fine – Fine waived

3170 Cambria - Parking in front of garage – Fine waived

3157 Teal Bay – Parking in front of garage – Send letter to owner thanking him for addressing with tenant. Sustain fine

1854 Middlebury – Parking in front of garage – Waive fine

3185 Cambria – Requested a payment plan for \$4,000 that is owed. Board agreed to 9-month payment plan which would include \$460/month plus current assessment. Payment is made to the attorney and lawsuit proceeds if owner defaults.

Skylight – If no architectural form, must restore to original condition.