

COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MINUTES
August 16, 2022

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, August 16, 2022 at 7:08 p.m.

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

GUESTS: None.

HOMEOWNER FORUM:

Motion – Motion made by M Moreno to appoint T. Mason to the Board of Directors. Motion seconded by J. Ulrich. Motion unanimously approved.

The Board of Directors and homeowners present discussed withdrawal from the Property Owners Association. The Board of Directors directed Management to obtain a legal opinion.

MINUTES:

Motion – Motion made by M. Moreno to approve the Minutes from July . Motion seconded by J. Ulrich. T. Mason abstained. Motion approved.

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

Total Checking and Savings	\$176,741.97
Total Accounts Receivable	\$ 47,530.18
Total Assets	\$224,272.15
Total Accounts Payable	\$ 0.00
Total Liabilities	\$ 26,984.65
Total Equity	\$197,287.50
Total Liability and Equity	\$224,272.15

Motion – Motion made by M. Moreno to approve the Treasurer’s Report for July 31, 2022 as presented. Seconded by J. Ulrich. Motion unanimously approved.

*Coves of Harbor Springs
Minutes*

MANAGEMENT REPORT:

- **Rotted Wood Replacement** – S. Adler presented a proposal from Better Renovation Now to replace the areas of rotted wood in the specifications for a cost of \$58,500. The contractor expects the project to be completed in 90 days.

Motion – Motion made by M. Moreno to approve Better Renovation Now for the rotted wood replacement at a cost of \$58,500 to be paid in installments of 1/3, 1/3, and 1/3. Seconded by J. Ulrich. Motion unanimously approved.

- **Landscaping** – S. Adler presented proposals from Sebert Landscape for bush replacements at a cost of \$5,964, mulching at \$22,350, and fall aeration and over-seeding at \$4,653.
- **Sealcoating** – S. Adler presented the proposals submitted for sealcoating of all driveways. J. Ruiz suggested Management contact Royce Paving for another quote.
- **Window Leakage** – S. Adler presented a proposal from Inside Out Company for installation of new Tyvek paper and sealing around two leaking windows for a cost of \$2,450. The Board of Directors requested Management contact Better Renovation Now to request this work be included with the rotted wood contract for no additional cost.
- **Security Cameras** – S. Adler provided the Board of Directors with a listing of units with security cameras installed without approval of the Board of Directors. Management is to send the homeowners in the list a letter to submit a Modification Request within 15 days or fines will be levied.
- **Coach Light Replacements** – S. Adler provided a cost from Home Depot for the purchase of an additional fifteen fixtures to replace those that have failed for a cost of \$1,130.89.

Motion – Motion made by M. Moreno to purchase fifteen fixtures from Home Depot for a total cost of \$1,130.89. Seconded by J. Ulrich. Motion unanimously approved.

- **Pet Station Service** – S. Adler presented the proposal from Sunshine Pet Waste Removal to supply the bags for the stations at a cost of \$80.00/month. The Association currently purchases a three-month supply for a cost of \$207.74. S. Adler also requested direction regarding providing the contractor a contract.

Motion – Motion by J. Ruiz to approve a contract with Sunshine Pet Waste Removal for a cost of \$180.00 per month with a 15-day cancellation clause. Seconded by J. Ulrich. Motion unanimously approved.

- **Plumbing Inspections** – The Board of Directors directed Management to obtain a legal opinion regarding charging back those units with excessive water usage over the average use per unit.

MISCELLANEOUS CORRESPONDENCE:

S. Adler reviewed the correspondence issued to homeowners with the Board of Directors.

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.

*Coves of Harbor Springs
Minutes*

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

Violations

3182 Cambria – Parking violation sustained.