

**COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MINUTES
August 17, 2021**

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, August 17, 2021 at 6:48 p.m. by virtual meeting.

Present at the meeting: George Ruiz, President
 Jacob Gettig, Vice-President
 Marcia Moreno, Treasurer
 Dianna Hanneman, Secretary
 Ken Fields, Director
 Scott Adler, EPI Management

ELECTION OF OFFICERS:

Motion – Motion made by M. Moreno to nominate G. Ruiz for President. Seconded by Jacob. Motion unanimously approved.

Motion – Motion made by M Moreno to nominate J. Gettig for Vice-President. Seconded by D. Hanneman. Motion unanimously approved.

Motion – Motion by J. Gettig to nominate M. Moreno for Treasurer. Seconded by D. Hanneman. Motion unanimously approved.

Motion – Motion by G. Ruiz to nominate D. Hanneman for Secretary. Seconded by J. Gettig. Motion unanimously approved.

REPRESENTATIVES TO POA BOARD:

J. Gettig, M. Moreno and D. Hanneman volunteered to represent the Association on the POA Board.

MINUTES:

Motion –Motion made by K. Fields to approve the Minutes from June 15, 2021. Motion seconded by M. Moreno. Motion unanimously approved.

GUESTS: No guests were present.

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

Total Checking and Savings	\$331,585.38
Total Accounts Receivable	\$ 67,095.00
Total Assets	\$398,680.28
Total Accounts Payable	\$ 9,503.24
Total Liabilities	\$ 28,798.93
Total Equity	\$369,881.35
Total Liability and Equity	\$398,680.28

*Coves of Harbor Springs
Minutes*

*Motion – Motion made by K. Fields to approve the Treasurer’s Report as presented. Motion seconded by M. Moreno.
Motion unanimously approved.*

MANAGEMENT REPORT:

- **Travelers Insurance** – S. Adler reported that the Association insurance was transferred to GNY from Traveler’s Insurance because of the large increase in deductible.
- **Storm Damage Claim:** S. Adler reported that Traveler’s Insurance paid out the actual cash value of \$915,000 for the claim for the roofs.
- **Roof Project** – S. Adler reported that the roofs of nine building are complete. Gutters are still being installed. There have been two instances of problems with damage to the A/C lines because the lines run directly beneath the plywood decking and were punctured during nailing. GME paid to fix the lines.
- **Downspout Burial** – S. Adler reported that Semper Fi will bury and backfill downspouts next to the front stoops on the inspection list from the spring. Cost of the project is \$13,440.
- **Landscaping** –
 - Treatment of bushes for beetle eating the leaves in June. The bushes were treated and will be re-evaluated in the spring.
 - Treatment for pine trees on the property to keep them alive
 - Removal of dead bushes and trees – no replacement at this time. Will be discussed after the roofing project or in the spring.
 - Removal of tree in front of 1868 Middleberry – The Board approved the removal of the tree and owner wants a new tree this year. The Board will review landscaping after the roofing project and make a decision.
- **Porch Erosion** – S. Adler reported that he received bids to backfill around the porches where downspouts were previously buried.

Motion – Motion by J. Gettig to approve the proposal by Acres for backfilling around the porches where downspouts were buried at a cost of \$6,065. Seconded by M. Moreno. Motion unanimously approved.

- **Dryer Vent Cleaning** – S. Adler reported that 44 homeowners have not complied with the directive to have their dryer vents cleaned.
- **3182 Ketch** – Homeowner complaint regarding water overflowing onto the deck. The problem is caused because of the design of the roof and gutter system. The new gutters and larger downspout may fix the problem but S. Adler will discuss with GME if a downspout is needed.

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

SALES: Four units were sold ranging in price from \$205,000 - \$235,000.

*Coves of Harbor Springs
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RULE APPEALS: Will be heard in Executive Session.

OLD BUSINESS:

There was no Old Business.

NEW BUSINESS:

There was no New Business to come before the Board.

ADJOURNMENT:

Motion- Motion made by Jacob to adjourn the meeting at 8:06 p.m. Seconded by D. Hanneman. Motion unanimously approved.

*Respectfully Submitted:
EPI Management Company, LLC*