

**COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MINUTES
February 18, 2020**

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, February 18, 2020 at 7:03 p.m. at the Aurora Fire Department, 3770 McCoy Avenue, Aurora.

Present at the meeting: Dianna Hanneman
 Elsie Bair
 Matt White
 Kenneth Fields
 Marcia Moreno
 Scott Adler, EPI Management

Absent:

MINUTES:

Motion –Motion made by M. Moreno approve the meeting Minutes from November 19, 2019 as corrected. Motion seconded by D. Hanneman. Motion unanimously approved.

GUESTS:

No guests were present.

TREASURER’S REPORT: S. Adler reviewed the Financial Statements as of December 31, 2019:

Total Checking and Savings	\$219,601.40
Total Accounts Receivable	\$ 18,153.80
Total Assets	\$237,755.20
Total Accounts Payable	\$ 31,437.27
Total Liabilities	\$ 45,626.00
Total Equity	\$192,129.13
Total Liability and Equity	\$237,755.20
Net Income	\$ 71,970.26

Motion - Motion made by M. Mareno to approve the Treasurer’s Report as reported for December 31, 2019. Seconded by D. Hanneman. Motion unanimously approved.

MANAGEMENT REPORT:

- **Roofs** – S. Adler reported that the demand for appraisal was sent. Traveler’s Insurance has 30 days to hire an appraiser and provide a response.
- **Rotted Wood Replacement** – S. Adler reported that contracted areas were completed by Inside Out on 12/10.
- **Water Closet Modifications** – Management reported all work was completed by 12/5 including new doors, shelves installed and repairs from leaking balconies above.
- **Grub Control** – Management received a quote for grub control from Semper Fi for \$2,000.

Motion – Motion made by E. Bair to approve grub control by Semper Fi at a cost of \$2,000. Seconded by D. Hanneman. Motion unanimously approved.

*Coves of Harbor Springs
Minutes*

- **Tree Trimming** – Management reported that tree trimming was completed by Davy Tree.
- **1746 Middlebury – Management provided proposals for the replacement of deteriorated decking boards.**

Motion – Motion made by E. Bair to approve Construction Concepts for the replacement of the decking boards at 1746 Middlebury at a cost of \$1,105. Seconded by D. Hanneman. Motion unanimously approved.

RULE APPEALS: Appeals were reviewed in Executive Session.

INSPECTION REPORT: S. Adler reviewed the inspection report with the board.

HOMEOWNERS FORUM:

SALE SUMMARY:

ADJOURNMENT:

Motion- Motion made by M. White to adjourn meeting at p.m. to Executive Session. Seconded by E. Bair. Motion unanimously approved.

EXECUTIVE SESSION:

- The Board convened to Executive Session to discuss violations of rules and regulations of the association and to discuss a member's or unit owner's unpaid share of common expenses.

ADJOURNMENT:

Motion- Motion made by K. Fields to adjourn meeting at 8:21 p.m. Seconded by M. Mareno. Motion unanimously approved.

Respectfully Submitted:

EPI Management Company, LLC