

**COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MINUTES
April 21, 2020**

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, April 21, 2020 at 7:05 p.m. by virtual meeting due to the Governor's shelter-in-place order.

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

Absent: Dianna Hanneman

MINUTES:

Motion – Motion made by K. Fields to approve the meeting Minutes from February 18, 2020. Motion seconded by E. Bair. Motion unanimously approved.

GUESTS:

No guests were present.

TREASURER'S REPORT: S. Adler reviewed the Financial Statements as of March 31, 2020:

Total Checking and Savings	\$112,594
Total Accounts Receivable	\$ 29,376
Total Assets	\$141,970
Total Accounts Payable	\$ 5,194
Other Current Liabilities	\$ 16,008
Total Liabilities	\$ 21,203
Total Equity	\$120,767
Total Liability and Equity	\$141,970

Motion - Motion made by E. Bair to approve the Treasurer's Report as reported for December 31, 2019. Seconded by M. Moreno. Motion unanimously approved.

MANAGEMENT REPORT:

- **Roof Replacement**– S. Adler reported that two appraisers are in the final process of selecting an umpire regarding the dispute between the Association and Traveler's Insurance on the amount of the claim.
- **Landscape** – S. Adler received a proposal from Semper Fi for core aeration (\$1,650) and overseeding (\$2,432).

Motion – Motion by K. Fields to approve core aeration and overseeding by Semper Fi at a cost of \$4,082.00. Seconded by E. Bair. Motion unanimously approved.

- **1760 Middlebury** – S. Adler reported that the homeowner has damage behind the insulation in the garage along the outside wall of the unit.

Motion – Motion by K. Fields to approve the damage repair by Construction Concepts at a cost of \$1,305. Seconded by M. Moreno. Motion unanimously approved.

Coves of Harbor Springs

Minutes

- **Snow Removal** – S. Adler will send out bid specifications for snow removal requesting costs for (1) fixed rate with a 2” trigger, (2) fixed rate with a 1” trigger and (c) per push at 2” but if the Board requests a push a 1”, the cost would be at the 1-1” rate.
- **Proposed Rule Change** – The Board discussed the proposed rule change to allow electronic voting at annual meetings. This change would not take effect until 120 days after the approval.

Motion – Motion made by E. Bair to approve the rule change to allow electronic voting at annual meetings. Seconded by K. Fields. Motion unanimously approved.

- **FHA Recertification** – S. Adler reported that the Association has been FHA recertified. The new expiration date is 2/19/23.

RULE APPEALS: Appeals were reviewed in Executive Session.

ADJOURNMENT:

Motion- Motion made by M. White to adjourn meeting at 7:56 p.m. to Executive Session. Seconded by E. Bair. Motion unanimously approved.

Respectfully Submitted:

EPI Management Company, LLC