

**COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS REGULAR MINUTES  
May 19, 2020**

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, May 19, 2020 at 7:14 p.m. by virtual meeting due to the Governor's shelter-in-place order.

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

Absent:                               Kenneth Fields

**MINUTES:**

*Motion –Motion made by M. Moreno to approve the meeting Minutes from April 21, 2020. Motion seconded by D. Hanneman. Motion unanimously approved.*

**GUESTS:**

No guests were present.

**TREASURER'S REPORT:** S. Adler reviewed the Financial Statements as of April 30, 2020:

Total Checking and Savings	\$142,456.81
Total Accounts Receivable	\$ 36,659.71
Total Assets	\$179,116.52
Total Accounts Payable	\$ 5,194.27
Prepaid Assessments	\$ 17,028.57
Total Liabilities	\$ 25,202.84
Total Equity	\$153,913.68
Total Liability and Equity	\$179,116.52

**MANAGEMENT REPORT:**

- **Roof Replacement**– S. Adler reported that the 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 will confirm the date for the landscape walk with Board members. The deep ruts in the common area were caused by NICOR. S. Adler will contact NICOR regarding their responsibility to repair.
- **Downspout Burials** – S. Adler reported that Semper Fi started downspout burials on 5/16 and will restore the areas when complete.
- **Foundation Crack at 3130 Cambria** – S. Adler reported that there is no leaking at this time. The Board will look at the crack during the landscape walk.

*Coves of Harbor Springs  
Minutes*

- **Snow Removal** – S. Adler reported that bids were sent to seven contractors and are due by 5/26. Discussion of the signs was tabled until the August meeting.

**RULE APPEALS:** Appeals were reviewed in Executive Session.

**ADJOURNMENT:**

*Motion- Motion made by E. Bair to adjourn meeting at 8:13 p.m. to Executive Session. Seconded by D. Hanneman. Motion unanimously approved.*

*Respectfully Submitted:*

*EPI Management Company, LLC*