

SAND LAKE COVE HOMEOWNERS ASSOCIATION, INC.

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407-371-5245/Cheryl@Altemosemgmt.com

Board of Directors/ARB/Budge/Meeting Monday, September 28, 2020 at 7:00 p.m.

MINUTES

On Monday, September 28, 2020 by Zoom, a meeting of the Board of Directors was called to order by Board President, Cameron White at 7:06 p.m. after a quorum of the Board was establish. Members of the Board of Directors present were John Smith, Patrick Vihtelic, Nancy Colaci and Cameron White. Also, present was Cheryl Altemose and Lucy Babon from Altemose Community Management and 10 homeowners.

Financial Report:

Community Manager gave a brief overview of the August financial situation and delinquency.

New/Old Business:

Annual Meeting – The Community Manager explained that the documents of the Community does not allow for electronic voting. An Annual meeting could not be held by Zoom without changing the documents. We will hold an annual meeting as soon as a meeting place is available.

Halloween Party – Due to Covid, the Board unanimously agreed to cancel the annual Halloween Party this year.

Garage Sale – Due to Covid, the Board unanimously agreed to cancel the annual garage sale this year.

Christmas Decorations – Community Manager reported that the present vendor can no longer do the decorations. The Board requested that we get bids from other vendors.

Violations – Lucy Babon discussed the current violation list.

Yard of the Month – The Board discussed doing this for the months of May through October with 2 winners each month. This will be tabled until the new year.

2020 Tax Engagement Letter – was presented from Arrington and Mapili certified accountants for \$250.00, Cameron White motioned to approve this expenditure. Patrick Vihtelic seconded, and the motion carried with all in favor.

Landscaper – The Board requested that the Manager bid out the property due to the lack of response from the present landscaper.

Mailboxes – Due to Covid, we were unable to start the project this year. The Attorney's have provided new replacement agreements to be sent out to all homeowners. The Board directed the Community Managers to send these agreements out this month. Once we received all the agreements back, the Community Managers will get bids and installation will be schedule for right after the first of the year.

2021 Budget – The Board reviewed the proposed 2021 budget sent out to all homeowners. The proposed budget would keep the assessment for 2021 at \$315.00. It would also be a deficit budget to allow the expenditure of the mailboxes. After much discussion, Cameron White motioned to approve the proposed budget with noted changes. Nancy Colaci seconded, and the motion passed with all in favor.

ARB REPORT:

No report was given

OPEN FORUM:

Was had for any homeowner present.

NEXT MEETING DATE:

Will be determined as soon as meeting spaces come available.

ADJOURNMENT:

With no other business to discuss the meeting was adjourned at 7:42 p.m.