

Covington Estates Annual Membership Meeting Minutes
April 27, 2010

Meeting start time: 7:06 p.m.

Meeting adjournment: 8:36 p.m.

Board Members Present: Arnie Bowers, Karen DeGiorgio, Richard DePalma, Stacy DeMarse & Richard Daniels. Mark Gonzales of Total Scapes also present. Homeowners present: None.

Minutes taken by Richard DePalma.

Call to order

- Meeting was called to order at 7:06 p.m.
- Quorum of Board of Directors verified.
- Notice of meeting verified.
- Motion by Richard Daniels to waive reading the minutes from previous meeting and to accept them as is. Motion was seconded by Karen DeGiorgio and all approved.

Landscaping

- There was discussion on improving the look near the front gate which includes areas of island and right front gate (as you enter Covington). Possibilities included adding robellinis, cassia tree, firecracker bushes, knockout roses, Indian hawthorne and day lilies. Birds of Paradise may be moved to fountain area. Cost would be between \$1800 and \$1900. The balance of our current rebate with Total Scapes is \$625.87. This amount would be used to defray the total cost of this landscaping. A motion was made by Karen DeGiorgio to have this work proceed. A motion was seconded by Arnie Bowers and all approved.
- Insecticide and polymer treatments have been done.

Reports of Officers and Committees:

Treasurer's Report

- 16 Violation letters sent
- 2 Late notices (statements)
- 0 Liens filed
- 0 Work orders
- 36 Letters are pending to be sent out.
- A motion was made by Karen DeGiorgio to accept treasurer's report as is. Motion was seconded by Richard Daniels and all approved.

Architectural Review Committee

- Four approvals for paint color change. Two have been painted already and two are still in progress.

Neighborhood Watch

- Nothing to report.

Social Committee

- Nothing to report.

Landscape Committee

- Nothing to report.
- Landscaping: Cost of treating fire ants by Total Scapes is \$300. This would include common areas and area near outside wall. A motion was made by Richard Daniels to proceed with doing this. Motion was seconded by Stacy DeMarse and all approved.

Unfinished Business

- Landscaping for rear property has been placed on hold.
- Fountain repairs are still pending and temporarily placed on hold.
- HOA fining committee are still in process of looking for more members.
- There are still some HOA fees that are due. Total stands at around \$7300. Liens have already been attached to homes of residents that have not paid yearly fees.
- There have been three proposals for painting exterior wall. One is from Villa Portofino Painting for \$1050. This includes sealing cracks, patching holes, priming and painting with a high gloss satin finish. Sealer would be used to prevent graffiti. If vandalized again with graffiti in same area within the first year, they would repaint free of charge. Price includes 8 year warranty. Second proposal is from Enviro Powerwash for \$570. Price includes power washing and painting. No mention of sealant or any guarantees. Third proposal is from Integrity Finishes for \$725. This includes two coats of Sherwin Williams super paint that would be brushed and rolled. No mention of sealant or any guarantees. A motion was made by Richard Daniels to proceed with work by Villa Portofino Painting. Motion was seconded by Karen DeGiogio and all approved.
- Covington by-laws have a requirement that audits be done yearly. Cost of having this done is approximately \$3500 to \$4000. State laws do not require audits unless communities have budgets over \$400,000. Covington is considering amending their by-laws for annual audits requirements due to excess cost. Board would consider other changes added to the amendment document at the same time. Board is considering doing this in July or August. Cost for doing the amendment would be \$250 and would need to be voted on by homeowners (3/4 approval) to delete this yearly requirement in the by-law.

New Business

- Inspection was recently done. 36 letters will be sent out. It was noted that this was the worst inspection thus far.
- There was discussion of ongoing improvements being made to Covington web site
- No additional new business from directors.

Discussion from the homeowners

- None present.

Having no further business, the meeting was adjourned at 8:36 p.m.

These minutes are not official until voted on by Board at following meeting.
Next Board meeting is tentatively for May 25, Tuesday. (Alternate date is for June 1, Tuesday).