

Covington Estates Annual Membership Meeting Minutes
July 13, 2010

Meeting start time: 7:10 p.m.

Meeting adjournment: 8:17 p.m.

Board Members Present: Arnie Bowers, Richard DePalma and Stacy DeMarse. Minutes taken by Richard DePalma.

Call to order

- Meeting was called to order at 7:10 p.m.
- Quorum of Board of Directors verified.
- Notice of meeting verified.
- Motion by Arnie Bowers to waive reading the minutes from previous meeting and to accept them as is. Motion was seconded by Stacy DeMarse and all approved.

Reports of Officers and Committees:

Landscape Committee

- New robellinis were put in front island. Yellow knockout roses are on order. It was decided to add choleus to front.
- A new pest management company called Tampa Bay Pest Management is being introduced to Covington for residents to take advantage of. Proceeds of 10% of the fees collected for this service will be for Total Scapes to use strictly for Covington toward the beautification of the community (new landscaping/new plants). This company will be charging \$65 per quarter. An e-mail of details will be sent to all residents soon.

Treasurer's Report

- 11 Violation letters sent
- 0 Late notices (statements)
- 0 Liens filed
- 1 Work order
- A motion was made by Stacy DeMarse to accept treasurer's report as is. Motion was seconded by Arnie Bowers and all approved.

Architectural Review Committee

- There are four approvals for paint color change.

Neighborhood Watch

- There was a report of a suspicious person on the stoop of a vacant house. Hillsborough Count Sheriffs' Office was notified and person was removed from property. Any suspicious activity in Covington should be reported to 247-8200 which is the non emergency phone number for Sheriffs' Office. The number is on a magnet of important phone numbers which was sent out to all residents.

Social Committee

- Nothing to report.

Landscape Committee

- See above.

Unfinished Business

- Landscaping for rear property has been placed on hold.
- A recap of fountain problems was discussed at meeting. Skimmers did not work and there were clogs in the lines. When digging was done around the skimmer it was observed that two feet of PVC skimmer lines were physically cut and capped. Mr. Dooley did work to reconnect PVC pipe and that is fixed now. Water in fountain was beginning to look like pea soup color. Current pool company for Covington is Progressive pools and they suggested a new filter for \$1100. They put chemicals in water and two weeks later gave price of \$1300 new filter. Board suspended service with Progressive and decided to get a second opinion. Pinch-A-Penny Suggested filter just needs new guts for \$375 and only \$800 for brand new filter. A motion was made by Stacy DeMarse for the guts of the filter to be replaced by Pinch-A-Penny. Motion was seconded by Richard DePalma. A new pool company called Phillips Pool Service is offering to service our fountain for \$65/month (same price as Progressive) and will come weekly to fountain to check on status. A motion was made by Richard DePalma to have Phillips as our new pool service company. A motion was then seconded by Stacy DeMarse.
- A resident wrote a letter to Board noting that her home had roof leakage and other residents in the neighborhood had similar problems. This resident wanted the Board to help with polling the neighborhood to see if others had similar concerns. Board is willing to send an e-mail to other residents if this resident makes up a flyer.
- New watering schedules are now twice weekly. Details of new watering days were sent out to residents via e-mail.
- Four night lights were replaced that are along the wall and are now working.
- New price for gate clickers will be \$25 and some were recently ordered.

New Business

- No additional new business from directors.

Discussion from the homeowners

- None present.

Having no further business, the meeting was adjourned at 8:17 p.m.

These minutes are not official until voted on by Board at following meeting.
Date for next board meeting is not set up yet.