

Coventry Condominiums
Annual Meeting
September 14, 2019

Board of Directors: Bob Paublos, Paul Gleckler and Lisa Snyder

Homeowners: Lori Cunningham, Diane Higgins, Don Spears, Liz Hayden, Harold Hayden, Pam Roberts, Janie Seymour

Welcome and meeting called to order at 9:30 by Board President, Bob Paublos

Meeting minutes from the 2018 Annual Meeting were read by Lisa Snyder. Homeowners moved to accept the minutes and Lisa seconded the motion.

Bob presented a financial report which included the 2019 Budget and all expenses to date. He stated we are doing good except that the costs are going up every month. He discussed some of the expenses we encountered so far this year. Almost \$18,000.00 has been spent on tree removal, asphalt sealing and leaks in walls and roof vent pipes. \$10,000.00 was moved from the reserve fund to the checking account to cover these costs. He commented that the buildings are getting older and it is going to cost money for the upkeep. He also wanted all Homeowners to know that transparency is important and if there is anything you want to know, just ask.

Bob also updated the attendees that the reserve fund was transferred to Park National Bank. He also stated that Baker and Baker will be taking on the Financial reporting as well as accepting and logging the condominium fees.

Previously, Tim Boylan was the property manager and was paid \$450 per month. Baker and Baker fees are \$150 per month and Paul Gleckler agreed to do property maintenance and get contractor bids for maintenance work. He agreed to accept \$200 per month and as a result, we are saving \$100 per month.

Bob moved to accept the financial reports. Don accepted the motion and Bob second the motion.

Some Homeowners expressed concerns about the lack of notifications regarding things going on around the complex. Lori stated that she feels the Homeowners need more inclusion on what is being done. Pam was concerned that no one was notified about the trees that were being removed, the limbs removed from existing trees, nor was it clear when the asphalt was being done. Paul stated that the trees were removed out of necessity due to bugs, leaves in the gutter, mildew on sides of the building because of no sunlight, but more importantly because of the root encroachment into the building foundations as well as causing cracks in the sidewalks. The roots could also cause damage to the sewer lines. The limbs were removed for safety, better lighting and to prevent killing of the grass below the trees.

Liz read a letter submitted by Jean Gillman with her concerns regarding the trees being removed. Pam also read a letter by Marguerite Wells with some of the same concerns about the tree removal and Homeowner notifications.

Liz questioned the committee about the bushes that were removed. Bob replied that the bushes removed were already dead and some of the large bushes were growing into the gutters and the tops were dead. They will be replaced in the Spring.

The committee expressed that they understood the concerns but are trying to do what is best for the condominium community while trying to keep the reserve fund from being depleted. It was also discussed that the Board will do more to get out important information; either through a newsletter, informational mailings or notices attached to doors.

In 2018 the Board decided to only spread mulch every other year. This year the mulch will be replaced by Paul. Don suggested in order to do it right, the old mulch should be removed and at least 2 inches of new mulch be laid.

Don stated that he appreciated all the hard work that has been done. He appreciated the commitment and effort to get all the needed tasks completed.

Bob opened the floor for any other nominations for election to the Board. Lisa was voted and Liz second the nomination.

Meeting adjourned at 10:40 a.m.