

Coventry Condominiums
Annual Meeting
August 29, 2020

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

Homeowners: Mary Ann Seymour, Pat Banner, Jean Gillman, Diane Higgins, Harold Hayden, Liz Hayden, Tom Porter, Cindi Porter, Lois Antritt, Molly Kilpatrick, John Hogan, James Cochran, Robert Glover, Courtney Glover, Don Spears, Lucy Spears, Margaret Gleckler

Welcome and meeting called to order at 10:00 by Board President, Bob Paublos

Meeting minutes from the 2019 Annual Meeting were read by Lisa Snyder. Diane Higgins moved to accept the minutes and John Hogan seconded the motion.

Bob presented a financial report which included the 2020 Budget and all expenses to date. He discussed some of the expenses we encountered so far this year. He stated that in January the bottom line was \$109 K and for July we have \$122 K. The money saved was due to the lack of snow plowing that was needed this past winter and the fact that Paul is doing most of the maintenance around the complex at a lower cost than what was paid in previous years. They also had the grass cut every other week instead of weekly.

Bob also updated the attendees that the property insurance is up about \$2000.00 per year. Bob talked to the insurance company to see what they could do to get us a lower rate. We have a \$5000 deductible with a new monthly rate of \$1000 per month compared to the previous amount of \$700-\$800 per month.

Bob also stated that as the complex gets older it is going to cost more money for upkeep. Specifically, it has been 6 years since new shingles were replaced on the building roofs. The reserve fund will need to be increased to budget for new roofing in about 15 years. Estimated cost for new roofing for all the buildings will be around \$240,000.00; maybe more due to inflation. The reserve fund is good right now for taking care of any issues currently.

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

Paul Gleckler updated the Homeowners on Condominium maintenance. He has been trimming trees, bushes, cutting trees down because of the root encroachment into the building foundations as well as causing cracks in the sidewalks. For trees that have been cut down some of the roots are trying to live so Paul is trying to figure out a way to kill them.

Paul also read a letter from Marguerite Wells regarding the trees. She feels as though trees adds to the property values as well as makes the property look nice. Jean Gilman suggested that we get trees with a tap root so that we don't have the root issue in the future. Paul is going to research the type of trees that we should be using for the property.

The subject also came up regarding neighborhood security. There have been some break-ins in the area and was suggested that if you see something, say something by reporting it to the police.

Homeowners were asked if they had anything they would like to discuss.

Mary Ann Seymour: would like a light added to the back of her building at 977 Kingsbury Court

Jean Gillman: There was a watermain break and one of the owners was not notified. Jean suggests that keys be held by the Board or a neighbor for those units that have the main shut off valve. She also wanted to suggest the other Homeowners give the other residents in their buildings a 'heads-up' if the main shut off valve needs to be shut off.

Tom Porter: He suggested that stickers be put on doors with an emergency phone number for someone that has a key to their unit. He also suggested maybe keyless entry on doors and codes be given to a designated person.

Cindi Porter: She wanted to give a big shout out to Paul for all his hard work.

Lois Antritt: Lois would like a copy of the By-laws. Lisa will make sure she gets a copy. Lois would also like to get mulch for her flower beds next year.

Molly Kilpatrick: Molly would like a light for her building at 981 Kingsbury Court; maybe a motion sensor.

Discussions were held regarding the new apartments that will be built in the large open area between Vesper and Glyn Dennis Drive. The only entrance to the community will be off Vesper so we see that there will be a traffic congestion issue.

Bob opened the floor for any other nominations for election to the Board. James (Jim) Cochran was elected to the Board replacing Bob Paublos.

Meeting adjourned at 10:57 a.m.

Following the meeting there was a cookout offered to the homeowners. Thank you Bob Paublos for the donation of all the meat and thank you Bobby Glover for hosting and cooking all the food!!!