

Coventry Condominiums
Annual Meeting
August 14, 2021

Board of Directors: Jim Cochran, Lisa Snyder and Trustee Bobby Glover

Homeowners: Kim Justus, Lois Antritt, Robert Cole, Jean Gillman, Rori Leath, Molly Kilpatrick, Diane Higgins, Liz Hayden, Harold Hayden, John Hogan, Mary Ann Seymour, Tom Porter, Cindy Porter, Courtney Glover, Wilma Acord, Sharon Wallace, John Bove, Brenda Bova, Pat Branner

Welcome and meeting called to order at 10:30 by Board President, Jim Cochran

Meeting minutes from the 2020 Annual Meeting were presented by Lisa Snyder. Homeowners moved to accept the minutes.

Jim presented a financial report which included the 2020 Budget and all expenses to date. He stated we are doing good except that there have been some large expenses this past year. A large amount of money had to be taken out of the reserve fund but we need to get the money put back since 10% of the budget needs to be in the reserve account. He commented that the buildings are 23 years old and it is going to cost money for the upkeep.

Jim also explained that due to Owners request, the condo fees were rounded up to the whole dollar amount which will go into effect 9/1/2021. He also mentioned that the Board will be paying closer attention to the Owners who are behind a month or so on Condo Fees but will work with the Owners with exceptions.

Tom Porter suggested that all the condo fees, no matter size of condo be one price for everyone. 90% of the month cost are not related to the size of the condos. He suggested \$160.00 across the board and would increase the monthly income of about \$1000.00.

Rori Leath questioned about the cost regarding some damage she had in her condo. Jim explained that if the cost was over \$5000.00 the Condo Association would cover the cost.

For new business, Jim explained that since Paul Gleckler moved out of the Complex Bobby Glover would temporarily take over Condo maintenance until we can find a permanent handyman which is licensed, insured and bonded.

Jim explained that small trees would be planted in the fall. He suggested 4 different types of trees that would work in the area near the buildings. The options are Flowering Dogwood, Flowering Crabapple, Japanese Maple or Flowering Plum.

Owners mentioned a dead tree near 1001. Jim will check with the surveyor to see if it is on our property.

Owners also mentioned peeling paint and warped wood on unit fences. The Board will look into getting them painted. Also, will look into getting all of the buildings powerwashed.

The Board mentioned their concerns over hot water tank or plumbing issue and if there is an emergency and the water to the building needs turned off. We are going to work with the Owners with the main shut off valve in order to get a key or an emergency contact in order to gain access. A suggestion was also made that if you are getting a new hot water tank, have all of the plastic shut off valves replaced. A suggestion was also made to use mounted Knox boxes outside applicable units. Also, if the owners know that the water will need to be shut off to the building, please let the other owners in your building know.

Jim asked the owners if they felt like we should spend the money to have the blacktop resealed. Owners agreed and Tom seconded the motion. Also, Jim asked if we should put parking lines and the Owners decided that was not necessary.

Jim also presented to the Owners if they felt like the Board should look into getting a management company or are they ok with the Board continuing doing the job. Owners agreed to have the Board continue and Tom seconded the motion.

Jim informed the Owners that the Board will be purchasing a burner phone. The phone number would be published on the website and would be given to realtors when requesting unit information. The phone could then be passed to other Board members if one is going to be out of the state or unavailable.

Jim suggested that the Condo laws and by-laws need updated. He would like to get a subcommittee together to work on the changes. We would need to get someone involved who specializes in condo law. Jean has a POC.

The security around the condo was mentioned and Jim will look into having the Newark Police Department to do early morning or late evening drive throughs.

Lois expressed her concern over the winter maintenance. There was very little snow and ice removal. Bobby had issues finding salt for sidewalks but will look into purchasing salt now before it starts getting bad outside.

Sharon asked about a garage for her unit at 1010. Currently she does not have a garage with her unit because it is owned by another owner on the property. The Board will look at the by-laws and ensure that the units should have the option to buy the corresponding garages. For units that don't have attached garages, the garages have a separate deed and taxes.

Cindy suggested that the Board review the request for owners to add enclosed porches or awnings. It would be understood that the Owners would have sole financial responsibility and that all additions would need to be the same and approved by the Board. The Board will look at the current by-laws.

Jim opened the floor for any nominations for election to the Board. Bobby Glover was elected, and all owners agreed.

Meeting adjourned at 11:45 a.m.