

Coventry Condominiums  
Annual Meeting  
August 27, 2022

Board of Directors Jim Cochran, Bobby Glover, Lisa Snyder

Homeowners: Kim Justus, Lois Antritt, Jean Gillman, Rori Leath, Molly Kilpatrick, Bob Paublos, Diane Higgins, Harold and Liz Hayden, Tom and Cindy Porter, Courtney Glover, Brett Winrod, Wilma Acord, Sharon Wallace, Brenda and John Bova, Lori Cunningham

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

Meeting minutes from the 2021 Annual Meeting were reviewed by Lisa Snyder. Homeowners moved to accept the minutes and Jean seconded the motion.

Jim presented a financial report which included the 2022 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.

- 1) Pavement- trying to patch as we can
- 2) Septic flush- all 6 buildings were flushed at a cost of \$1100 on August 26, 2022
  - a. Should be done annually-proposing to do 3 buildings a year
  - b. Unit owners should keep in mind that grease and wipes tend to cause issues
- 3) Ice and Snow
  - a. Had to address roof and ice damage this past year

Homeowners moved to approve the budget and Diane Higgins seconded the motion.

Some Homeowners expressed concerns about the lack of notifications regarding things going on around the complex. Bobby stated that some of the maintenance issues need to be done quickly and doesn't always have time to give proper notification. The Board will attempt to get out notifications in advance of any projects in the future.

Lori and Wilma (1009/1015) reported that their garages flood when there is a substantial amount of rain due to the grating of the blacktop. Jim said that he will call the City Engineers and talk to the paving company.

Bobby spoke to some of the maintenance going on in the complex-

- 1) Blacktop/Paving
  - a. Sealing and repairs will cost over \$10,000
  - b. Sealing needs to be done every other year
- 2) Unit Fencing
  - a. Shared the quote cost for vinyl (\$103,000), tear down and put in new (\$45,000)
- 3) Repair and repaint shutters (\$15,000)
- 4) Guard shack concrete repair (\$2500)
- 5) Trees- diverted replacing trees due to other costs during the year
  - a. Bushes-getting quotes. Will plant around complex as a barrier/division to surrounding properties
- 6) Putting up lights near all garages

Jean brought up the idea that owners would be permitted to put-up free-standing sun visors/covers. Jim stated that the Board needs to look at the plans but that anything put up would need to be at owners' expense and all the visors put up must match. Diane also brought up the option for an enclosed sunroom. Board will consider options.

Some owners expressed their concerns about security. There has been a lot of foot traffic near the apartments in the back. Jim will call the Newark Police department to see if they can get police patrols in the complex at varying times.

It was posed to the owners about ranking the top three highest cost maintenance items. Most owners chose the sealing of the blacktop but also wanted the fencing fixed since some units are rotting and paint is peeling. Agreed trees and bushes should be done when costs permit.

Jim mentioned that we had critters in the attic of one unit and warns owners to keep areas clean as to not entice them.

It was requested of middle unit owners who have the main shut off valves to give the Board keys or entry code in case there is an emergency and we would need to enter their units to shut off the water.

A cell phone was purchased for owners to contact the Board in case of emergencies. The phone number is 740-716-2007

Bob had questions regarding insurance. He requested that the Board review the insurance since a new bill will come out in September. There were questions regarding what the Condo is responsible vs. what the owner are responsible. Jim said he would get clarification for the owners regarding these questions.

Coventry Condominiums Insurance company information:

AUTO-OWNERS INSURANCE

AGENT: Mike Birkmeyer

Madison Collins Stephens Agency

[mb@mcinsurance.com](mailto:mb@mcinsurance.com)

Phone 740-345-2000

FAX 740-345-1571

10 East Locust Street, Newark, Ohio 43055

Jim opened the floor for nominations for election to the Board for Secretary. Lois Antritt was nominated, and the owners unanimously voted. Welcome Lois !!!

Meeting adjourned at 11:41 a.m.