

COVENTRY CONDOMINIUM OWNERS ASSOCIATION, INC.  
SPECIAL MEETING - AMENDMENTS  
AUGUST 26, 2023

Board of Directors in attendance: Jim Cochran, Bobby Glover and Lois Antritt

Unit Owners in attendance: Kimberly Lust, Kimberly Justus, Jeffrey Wells, Jean Gillman, Molly Killpatrick, Brad Cook, Diane Higgins, Matt Hartfield, Harold Hayden, Liz Hayden, Vicki Martin, Courtney Glover, Thomas Porter, Cindi Porter, Don Spears, Mary Spears, Robert Paublos.

Special Guest: Attorney Michelle Polly-Murphy.

First Amendment Review: Prohibit Tier III sexual offenders, formerly classified as sexual predators, from residing or visiting premises.

Matt Hartfield asked why we were singling out sex offenders from say burglars? Attorney Murphy explained that these are the worst of the worst - They must register with the City and notify where they are living. Also, since we do have children on the premises we feel that this is important to keep them safe.

Second Amendment Review: Amendment permits the Board to charge individual unit owners up to the cost of the Association's property insurance deductible, the cost of repairing and replacing portions of each unit and limited common elements when there is damage due to a fire, waterline break or other insurable event.

This created a lot of turmoil. Tom Porter said he felt the insurance provided by the unit owner should cover the inside walls. Kim Lust said she worked in insurance for 25 years and she felt Association should not be responsible for inside walls. Bob Paublos said after we had a claim with State Farm, they canceled us and he found the insurance through Auto Owners with Madison- Collins- Stephens. After much talk and commotion, Matt Hartfield suggested we table this amendment until we have a chance to review further.

Third Amendment Review: Cost of collection would ensure that all costs of collecting delinquent accounts are assessed back to the delinquent owner. Similarly, cost of enforcement would permit the assessing back all costs of enforcing the governing documents or rules to the violating unit owner. The owners who pay on time and abide by the rules should not have to cover the additional costs related to collections and enforcement. More importantly, these two provisions act as a strong deterrent to owners who may become delinquent or violate rules. This amendment was understood.

Fourth Amendment Review: Amend By-Laws to permit holding the meeting anytime in the third quarter of the year.

No questions and amendments were understood.

Fifth Amendment Review: Amend that Board Members must be in “good standing” or go be current with their payment of any fees or assessments, to be eligible to serve as a Board Member. Additionally, Board members may be removed for various reasons, including being in litigation with or against the Association or any Board Member, or having a felony conviction within the last ten years,

Question was asked what “good standing” really means, for example: Attorney Michelle Polly-Murphy advised, someone could not serve on the Board if they owe the Association \$1,000.00 or more. \$1,000.00 usually being the threshold.

Amendment was understood.

Sixth Amendment Review: Permits voting for Board membersSPE and other matters outside the meeting by mail-in or electronic ballot, and gives the Association the ability to hold both virtual and in person owner meetings. Question was brought up about reducing the current majority quorum to 25% of the membership. Attorney Michelle Polly-Murphy explained that this was only to call the meeting to order. As it stands now, we need at least 19 members to call a meeting to order and this would reduce that number to 9, so that meeting could be called to order. It does not change voting percentages,

Since there was a lot of turmoil over this one also, everyone agreed that this makes more sense.

Amendment was understood.

Since we did not have a 75% vote, we could not declare amendments.

We will set up another meeting, once we receive more information about Amendment two. We will talk with our Insurance Person.

Meeting was adjourned.

Respectfully submitted,

Lois A. Antritt, Secretary