

Coventry Condominium Owners Association, Inc.
Annual Meeting – Newark Public Library
August 26, 2023

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

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

Meeting was called to order and welcome given at 10:32 AM, by President Jim Cochran.

Meeting minutes from the 2022 Annual Meeting were reviewed and motion was made by Courtney Glover to approve the minutes, second by Diane Higgins. Minutes are approved and placed in the Corporate Record Book.

Bobby reviewed the Financial Report, which included the 2023 Budget and expenses to date. Went over the Subtotal Sections of Building Maintenance, Lawn Maintenance, Miscellaneous Services, explaining all that we have done so far this year: Installed security lighting, power washed patios, fences and sidewalks, repaired and painted fences, installed railings. Discussed future maintenance that must be done: repairs on buildings, pins holding gutters need replaced, 55 shutters need repaired and all need painted, driveway needs sealed, electric panels need repaired, and siding needs power washed.

Bob Paublos asked if Attorney Fees are caught up to date. Bobby advised that they are. Brad Cook asked what Association Revenue is? Bobby advised \$66,000.00 a year. Don Spears wanted to know if we are putting in Reserves and how much? \$500.00 a month per Bobby. Bob Paublos suggested putting our Reserve money in a Money Market Account. His money market is paying 5.3% now. Jim will check into this.

Jean Gillman wanted to know if dormers were repaired? Advised dormers have not been repaired as it would cost approximately \$5,000.00 to do all buildings. We just paid \$1100.00 to Critter Control to remove raccoons from premises.

Discussion was held on Reserve Study. Special Meeting will be held when we receive from Criterium Liskay Engineers. Don Spears inquired about the cost of Reserve Study. Cost was \$3800.00.

Handbooks were handed out at the meeting. Everyone agreed they were nice to have.

Nominations were held for Board Member. Jim Cochran was reelected for another three year term.

Advised everyone that we were having a Labor Day Cookout. Association would provide hot dogs, hamburgers, brats, pulled pork, baked beans, mac and cheese, paper products, silverware and drinks. Asked everyone to please attend and to bring a side dish or dessert (not mandatory), but to please come eat and enjoy meeting your neighbors.

Meeting adjourned at 11:04 AM.

Respectfully submitted,

Lois Antritt, Secretary