

COVENTRY BOARD MEETING
FEBRUARY 24, 2024

Those in Attendance: President: Jim Cochran, Vice President: Bobby Glover
Secretary: Lois Antritt

Meeting called to order at 10:17AM.

Minutes were read, with correction of removing name and inserting Unit Owner, approved and filed in record book.

Budget was discussed:

If we have more snow we will be over on budget for snow removal.

Our Edward Jones Account is down to 4.5%. We do, however, have an increase of \$1200.00 since moving from our 1% at Park National Bank to Edward Jones. Our Edward Jones Account is now at \$102, 450.95. We still have \$15,000.00 in Park National Account for emergencies.

Dues:

We have one Unit Owner who is really getting behind and we have sent out letter. We will be calling Attorney as this is an ongoing problem with this owner and we need to find out next steps.

Maintenance:

Discussed roof repairs made last year. Lois is to call unit owner and see if repairs worked. Outside water faucets are loose and need repaired and maybe replaced. Bobby will look into this and then we will look at winterizing to help protect.

Concerns:

We have had reports of trash (food) being dumped outside. This creates a lot of concern, as it draws in all kinds of vermin. We will send newsletter to address situation and then send out specific letters if not addressed. Trash and food needs to be put in dumpster and totes. We may need to start sending out fines for this.

There has also been reports of skunks and since this is mating season, we have one Unit Owner that is really being affected. Bobby has purchased spray and flashbulbs to try to get rid of them. Unit Owner has also removed Bird Feeder, since this is what they come for, to try to help the situation,

Old Business:

Reserve Study: Bobby and Lois will meet and discuss Reserve Study and come up with Summary, since study is approximately 70 pages long. Discussion was held on increasing rates by 10%.

New Business:

We will hold a special meeting on March 30th at the Newark Library to close out the Amendment Meeting, go over the Reserve Study and provide information from Spectrum.

Next Board Meeting will be held on March 16, 2024.

Meeting adjourned at 11:25 AM.

Respectfully submitted,

Lois Antritt, Secretary
Coventry Condominium Unit Owners Association