

Cove of Nantucket Homeowners Association
Minutes of Second Quarter 2020 Board of Director Meeting

July 28, 2020 scheduled to begin at 5:30pm

Location: Zoom meeting

Purpose: Second Quarter HOA Board of Director Meeting

Attendance:

Directors Bill Murray, Jeannie McCandless, Linda Lindan, Laurel Hargis. Neighborhood Partners representative Sandie Miller. A reference list of other homeowners in attendance is at the end of minutes.

Call to Order:

President, Bill Murray established there was a quorum and called the meeting to order at 5:33pm.

President Bill Murray stated that the minutes of the April 28, 2020 first quarter meeting were previously approved via email on April 29, 2020 and are posted on the Cove of Nantucket Homeowners webpage.

1. Treasurer's Report:

Treasurer Laurel Hargis reviewed the 2nd quarter 2020 Budget / Actual Profit & Loss Comparison report. Most items are where they should be with half the year gone. There was a small increase on our liability insurance for we had to go with a new carrier. Jeannie McCandless made a motion to accept and Linda Lindan 2nd.

2. Management Report:

Property Manager Sandie Miller gave the management report. She stated that 8 residents used the Paylease option to make payment on their HOA dues. Presently there are no liens. We have some collection fees owed but all HOA dues are paid. Sandie Miller asked if anyone has seen any non-residents in the ponds. No one has seen anyone near or in the water, or fishing and it appears people are reading the signs that were moved closer to the street and abiding.

Committee Reports:

- A. Architectural Review Committee- Linda Lindan stated there were 3 requests received this past quarter. Those were 1742 Parkland for bricking mailbox, 1725 Twin Pond for patio extension and 1733 Twin Pond for painting the exterior of home and all were approved.
- B. Landscaping Committee- Jeannie McCandless stated at present there are no active projects. The project for the larger stone border along the bed adjacent to the sidewalk at the large pond has been quoted for \$1339.20 from Dwayne. This project needs to be done for safety reasons. Discussion was that this amount is in line with previous projects. Laurel Hargis made the motion to proceed and Jeannie McCandless 2nd.
- C. Park Committee- Bill Murray made contact with the Parks department about the dead trees in the park. Their response was that they are hoping the trees will come back and will look at them come Fall and remove if dead. No indication as made if they will be replaced.
- D. Social Committee- Bill Murray stated that he still plans to organize a gathering on Tuesday, October 6th, during the National Night Out but we will have to wait to see what rules are set in place due to the pandemic. Sandie will have staff add a "Save the Date" to our website.

3. Finished Business:

Landscape contractor-The contractor has improved his mowing technique so that grass clippings are not blowing into the pond.

Pond Maintenance-The problem we have with scum seems to have improved from measures taken but we will know if it's better after some more weeks of hot weather.

4. Unfinished Business:

White Vinyl Fence-Jeannie McCandless made a motion to table the cleaning of fence until 2021 and Laurel Hargis 2nd. The fence is 2866 linear feet and was cleaned front and back in 2017 for \$1867.00.

Clean out of ponds-The outlets and inlets need to be cleared and cleaned out and also haul off the silt that will be removed and placed on banks of all 3 ponds. Laurel Hargis made the motion to use funds from fountain and lake repairs, fountain and lake special project, and landscaping irrigation repairs in total of \$4000 and Jeannie McCandless 2nd. Daniel with Trophy Fisheries who is our contractor will be doing the work.

Changes at the bank-Sandie Miller shared that our bank informed her that they are holding deposits for 2 business days.

5. New Business:

Need grass in the area to the right of the entrance-Bill Murray suggested we make an attempt to disturb the soil, add some top soil and plant some grass seeds and see if any grass grows from this effort. Grass has emerged in the areas where this was done. Sandie Miller will get with Dwayne to get a cost for this and add to the larger stone bed project.

Bill Murray and Laurel Hargis asked Sandie Miller to check on cost to get a Zoom meetings without time limitations. Is there one available for use 3-4 times a year with no time constraint? We don't need to pay for a monthly plan if not using. Would other properties that Sandie manages agree to pay portions? There is no cancellation fee.

6. Adjourn: Meeting was adjourned at 6:13pm. Motion made by Laurel Hargis and 2nd by Jeannie McCandless.

Reference List of Homeowner Attendance:

Dick Dabney,

Claudia Massey,