

MINUTES
COVE OF NANTUCKET OWNERS' ASSOCIATION
Board of Directors Meeting w notes
Tuesday, April 26, 2022
At Neighborhood Partners Office

Call to order 5:43PM

Establishment of quorum

President, Linda noted a quorum was met.

In attendance: Linda Lindan, Paula Bauer, Jeannie McCandless, Ray Crites, Laurel Hargis, Dick Dabney and Sandie Miller with Neighborhood Partners.

Review/acceptance of minutes

Secretary, Paula

Minutes April 6, 2022, Board Meeting

Linda motioned to approve, Laurel 2nd the motion w remaining board approving via email

Treasurer's report

Treasurer, Laurel

Review of Financial Reports - 1st Quarter Comparison Report review questions

Linda motioned to approve Treasurer's report, Jeannie 2nd the motion with remaining board members approving motion.

Management report

Neighborhood Partners, Sandie

Sandie reviewed the A/R current balance of \$ 558.13 with no lean status

The current property status of the 67 lots is as follows:

Residents – 65

Rental – 2

Sandie shared our 3 new residents (1 on Parkland, 2 on Twin Pond)

The concerns that have been sent into the management office includes –

- Annual Smoke detectors – we are waiting to hear back from the local Fire Department if the Smoke Alarm program will be offered to residents of Cove of Nantucket (CON) on a specific date or if the CON homeowners will need to contact the Fire department non-emergency phone number to receive assistance with the smoke detectors in their home. Our local fire department has assisted COV residents in past years by providing free or discounted smoke detectors and replacing batteries in existing smoke detectors. Sandi Miller will notify homeowners how this program will proceed in 2022.
- Teenagers in neighboring lot with fire pit – we are still seeing teenagers gathering n the vacant lot across Wayfarer Lane; If you see or hear anything, please be sure to call the College Station Police Department non-emergency phone number 979.764.3600.
- Irrigation repairs – flags? – Dwayne (with Dwayne Lawn Service) will provide flags to place near the irrigation leak(s) in our irrigation system. If you see a broken irrigation head, please reach out to Jeannie McCandless to pick up a flag & note the area of the leak. Discussion of obtaining & placing smaller moss rocks to the side of each irrigation head was discussed. Sandi Miller will investigate obtaining these smaller moss rocks and their cost and report back to the HOA Board.
- City Park irrigation – Bill Murray reported that he reached out to the Park's Department and after several emails the Park Department said the sprinklers should be on now and running on MWF. If they are not, we are to let the Park's Department know.

Committees

ARC –currently on the ARC Committee: Ray Crites, Dick Dabney, & Bill Murray. There we no requests this past quarter.

Landscaping – need chair – still needing a chairperson and additional members to this committee, please consider volunteering your time. Projects considered are privacy shrubs along our sidewalk behind 1736-1744 Parkland and moss rock placed around sprinkler heads vehicles are damaging heads and lines.

Park & Recreation –Any concerns with the City’s park in the Cove of Nantucket should contact Kelly Kelbly with the Park’s department at 979-764-3441, kkelbly@CStx.gov or use the See Click Fix app to report. .

Social – National Night date – National Night Out is set for October 4, 2022 (Tuesday) evening; We will host an Ice Cream Float gathering like the event held in 2021. Ray Crites – chairperson, Laurel Hargis, & Paula Bauer will comprise the committee.

Finished Business

- Dwayne Lawn Service – contract renewed March 1, 2022
- The Fertilizer Guy – 3 sprays a year \$672 each

Unfinished Business

- Privacy shrubs behind 1736-1744 Parkland (pomegranate) – discussion continued the type of shrubs best to be planted in this area. Two possibilities include Pomegranate Shrubs and Dwarf White Wax Myrtles. Both provide density needed to provide residents with privacy. Sandie Miller will obtain a quote for both type of plants & report back to HOA Board. Tentative planting is scheduled for November 2022.
- NOTE: Measurement for planting: From South fence line of 1733 Twin Pond Court to South fence line of 1744 Parkland = 245 feet.
- Seed right side of entrance & city park along the road in the spring – this discussion and decision will be delayed until 2023
- CPA Audit of Checking account- pd in other community \$1,800 & \$2,300 – Currently the procedure/process involved with payments is:
 1. Management processes invoices & writes the checks
 2. Treasurer reviews the invoices and checks written, then signs the check
 3. Management then signs the check
 4. Management reconciles the bank account
 5. Treasurer reviews bank account and bank statementsAt this time the board members do not feel an audit is needed due to the check & balances provided in the current process of disbursements of payments.

New business

Additional No Fishing Signs for Pond – Several residents had reported people fishing in two of the ponds. The board decided the current No Fishing signs at ponds are sufficient. However, each of the No Fishing signs will be positioned closer to the banks of the pond to ensure they are seen by public. There is only one sign that should be moved which is the sign at the pond between South Hampton back yards and the drainage system.

Adjournment 7:20 PM

Linda motioned to adjourn the meeting, Laurel 2nd the motion with remaining board approving the meeting adjournment.

Documents:

Agenda
Emailed:

1st Quarter Comparison Report
P&L Report
Balance Sheet