

COVE OF NANTUCKET OWNERS' ASSOCIATION
Board of Directors Meeting Minutes
Tuesday, October 25, 2022
At Neighborhood Partners Office

Call to order 5:42 PM

Establishment of quorum

President, Linda Lindan

Attendance: Linda Lindan, Jeannie McCandless, Paula Bauer, Ray Crites, Laurel Hargis (remote); representing the management office, Sandie Miller

Review/acceptance of minutes

Secretary, Paula

Minutes July 26, 2022, Ray Crites motioned to approve, and Linda Lindan 2nd the motion to approve Board Meeting minutes via email 8.1.2022. All approved.

Treasurer's report

Treasurer, Laurel

Review of Financial Reports

3rd Quarter Comparison Report review questions

Jeannie McCandless made a motion to approve the 2022 Budget, and Paula Bauer 2nd the motion. All approved.

Management report

Neighborhood Partners, Sandie

A/R & Collections Balance \$.00

Lien Status – none

Property Status 67

Residents – 64

Rental – 3

[REDACTED] Twin Pond
[REDACTED] Twin Pond
[REDACTED] Twin Pond

New Residents

[REDACTED] Parkland 07/27/2022
[REDACTED] Twin Pond 09/13/2022

Status on concerns – none to date

Committees

ARC – Ray, Bill & Dick – patio cover on the residence's home was approved and completed.

Landscaping – Jeannie, Bill & Linda – nothing to report

Park & Recreation – Ray – nothing to report

Social-National Night Oct 4 Ray, Paula & Laurel – successful event with approximately 30 residents in attendance

Finished Business

The Fertilizer Guy – 2 sprays completed 6/22 & 9/22, next year budget 6 sprays @\$672 each

Annual Smoke detectors – completed August 4, currently 15 residents are signed up

Unfinished Business

No unfinished business to discuss

New business

Current directors planning to run for election in January 2023 – Applications.

Jeannie McCandless will not be running for election in 2023

Budget 2023

Projects:

Seed right side of entrance & city park along the road in the spring – hold off till 2023

Rock – east side of curve 250 feet starts on the south end to the sidewalk adjacent to 1733 \$2,648

Privacy shrubs behind 1736-1744 Parkland (pomegranate) 245 feet – evergreen would be best

Please note that the above-planned projects were put on hold due to the rising costs of maintenance services and utilities. Other adjustments were made to the 2023 budget to maintain current HOA dues.

Adjournment 7:30 PM

Documents: Agenda, Emailed: 3rd Quarter Comparison Report, P&L Report, Balance Sheet

Cove of Nantucket
Board of Directors Meeting
October 25, 2022