

MINUTES
COVE OF NANTUCKET OWNERS' ASSOCIATION
Board of Directors Meeting
Tuesday, October 24, 2023
At Neighborhood Partners Office

Call to order 5:46PM

Establishment of quorum

President, Donna

In attendance: Donna Tupper, Laurel Hargis, Linda Lindan, Sandie Miller for Neighborhood Partners and Dick Dabney, resident.

Review/acceptance of minutes

Secretary, Linda

Minutes for July 25, 2023 meeting. Paula motioned to approve, Donna 2nd the motion with the remaining board approving via email on 7/26/23.

Treasurer's report

Treasurer, Laurel

3rd Quarter Financials were reviewed. All income has been collected. Expenses are on course for the year with a few that may come under budget.

Motion to approve Treasurer's report made by Linda Lindan and Donna Tupper 2nd the motion.

Management report

Neighborhood Partners, Sandie

A/R & Collections Balance \$.00

We billed \$36,550 for 2023 and we have a balance due of \$.00

Lien Status – none

Property Status 67

Residents – 64

Rental – 3

■ Twin Pond *owner's mother*

■ Twin Pond *owner's daughter*

■ Twin Pond renewed until 12/14/2024

New Residents

No new residents this quarter

Committees

ARC – Ray, Bill & Dick-No requests this quarter.

Landscaping – Bill, Linda-No projects this quarter as funds are not available.

Social – no event scheduled, need a coordinator.

Finished Business

No projects as no funds are available per budget.

Unfinished Business

Entrance sign and fence cleaning – Estimate \$1,862.90 as of 1/17/22; Fence last cleaned - August 2017 \$1861.47, Entrance Sign last cleaned & sealed in October 2018 \$595.00

Sandie Miller will get updated quotes and ask if there is a preferred season for cleaning and sealing. This will dictate if this will be done this fiscal year or next.

Christmas Decoration-As requested at Annual meeting by several residents **Sandie will get a quote** from electrician to check the existing electrical box located on the right side of Parkland as you enter off feeder is active and can be used. The box is about 30' from Parkland and around 5' from fence. This box could be used to provide power for lighted garland to be placed on the fence. If box is active and/or can be used then garland can be purchased and placed on that side of the fence.

Sandie to get a quote for lighted garland to place on fence, hopefully both sides. We have power at the sign and an extension cord can be used to add the garland to the fence on that side of Parkland Dr. The garland should be long enough for 3 swags. We will not know if we can do the other side until the electrician inspects the power box.

New Business

Review and approval for the 2024 Budget. The proposed 2024 budget was discussed. Due to cost all of services the board agreed to return to the \$600 annual dues in 2024.

Board of Directors 2024 meeting calendar. **Sandie to get with attorney** to confirm the required number of quarterly meetings. Discussion was had to reduce the number of meetings, or do a few as Zoom meetings.

Sandie informed the board that the fire department has given us a limit of 24 parking slots for the annual meeting. If we have the need for more than we will need to meet elsewhere. They do not charge us for the use of their building. The lighting in parking lot is sparse and the steps can be challenging. Sandie has an alternative site that her other HOA's have been using. There is a fee under \$150.00. **Sandie will have Amy check the attendance total** at the last few meetings. If we are under 24 then it is not an issue. If we have more attending it will be suggested to carpool if possible.

Donna Tupper opened the floor to discuss the tabled items.

Tabled Items:

Seed right side of entrance & city park along the road in the spring. We will continue to table the seeding as it is a concern expressed by residents.

Rock – east side of curve 250 feet start on south end to sidewalk adjacent to 1733 \$2,648. We will remove this item.

Sandie will get a quote to have sprinkler heads moved further inward from the street from 1733 Twin Pond to 1748 Twin Pond.

Privacy shrubs behind 1736-1744 Parkland (pomegranate) 245 feet. It was decided that this item is to be removed.

Donna made the motion to remove and Linda 2nd.

Adjournment 6:55 PM

Documents:

Agenda

Annual Meeting Documents

Emailed: 3rd Quarter Comparison Report

P&L Report

Balance Sheet