

Meeting Minutes
COVE OF NANTUCKET OWNERS' ASSOCIATION
Annual Meeting
Thursday, January 25, 2024
Neighborhood Partners Office, 4490 Castlegate Drive

Call to order January 25, 2024 @6:00pm
Donna Tupper, Laurel Hargis and Linda Lindan

Establishment of quorum

President, Donna Tupper: the 7 needed for a Quorum was met. There were 11 absentee ballots & proxy and 8 residents and 3 directors present.

Review/acceptance of minutes

Secretary, Linda

Minutes for January 26, 2023 meeting Annual Meeting. See minutes on website @ The Cove of Nantucket HOA.

Treasurer's report

Treasurer, Laurel

2023 Comparison Report was reviewed. 2024 Budget is posted on association website.

Laurel informed group that agreed upon reserve account balance is almost met. This reserve is for upcoming and unforeseen big expenses such as repairs to sidewalks, pond embankments, pond flow, fountains, drainage of ponds, erosion issues, and the drainage flumes for storm water. There is \$3200 for a special project this year. There is still plans to get quotes for hydroseeding the bare areas as you enter on Parkland from the feeder. This has been requested by residents and an ongoing concern. Plans are also in work to replace sprinkler heads with flexible heads on the section across from 1733 Twin Pond to 1748 Twin Pond so when cars on parked on them the lines and heads will not break. Borders of some beds in the common areas are breaking apart and will need repairs or replacing.

Management report

Neighborhood Partners, Sandie

No past due balances for 2023. We billed \$40,200 for 2024. 66% of 2024 Annual dues has been received.

Concerns: - Unsightly articles including lawn equipment left out in sight of neighbors.

-Keep the concrete culverts in your back yard clear of debris including leaves, tree branches, and plastic. These culverts drain to our ponds. Do not allow chemicals to run into the drainage flume to the ponds.

-Parking the wheels of vehicles on the common area grass is causing irrigation to get broken and costs the association to repair.

Committees

Donna distributed a sign-up sheet and asked for volunteers to committees.

ARC – Dick Dabney presented the report. There were two requests this year. 1724 Parkland-Pergola. 1712 Twin Pond- flagstone front patio

Landscaping – Linda-No projects were done. We are aware that the borders of beds are breaking down and unsightly bare areas.

Social – No event was scheduled in 2023 as we need a coordinator.

We do not have a Parks committee but if you have concerns on the condition of the city park in our community address those to the City of College Station Parks dept. at 979-764-3486, email-parks@cstx.gov. You can also go to the College Station city website cstx.gov and go to the Code Enforcement department page and use the SeeClickFix section to report an issue. These will get routed to the Parks department. You can download the SeeClickFix app on your smart phone and use it to report issues too.

Community Updates

The white vinyl fence was cleaned. Entrance sign to be cleaned once weather permits. Contractor will be back out to look at dark smudges that are still visible after the cleaning of the fence. Holiday décor was purchased as requested by residents at the 2023 Annual meeting.

Topic to Discuss-None

Announcements-Results of election. The New Board Members will be Laurel Hargis, Donna Tupper, Paula Bauer and Linda Lindan.

Adjournment-Donna adjourned the meeting at 6:37pm and Laurel seconded.