

AGENDA
COVE OF NANTUCKET OWNERS' ASSOCIATION
Board of Directors Meeting w notes
Tuesday, July 22, 2025
Rescheduled to July 29, 2025
At Neighborhood Partners' Office

Call to order 5:40PM

Establishment of quorum

President, Linda

Review/acceptance of minutes

Secretary, Donna

Minutes of April 22, 2025

Linda A motioned to approve, Donna 2nd the motion w remaining board approving via email 4-29-25

Treasurer's report

Treasurer, Laurel

Review of Financial Reports

2nd Quarter Comparison Report Review Questions

Management report

Neighborhood Partners, Sandie

A/R & Collections Balance \$ 119.77

Monthly payment 1732 Twin Pond \$100 per month current

Lien Status – none

Property Status 67

Residents – 63

Rental – 4 1704 Twin Pond
1717 Twin Pond
1722 Twin Pond
1708 Parkland

New Residents

No closings this quarter, 2 houses for sale. 1722 Twin Pond has a pending contract. Leasing until Funding.

New Attorneys Stibbs and Company will not require a retainer since we have not had to use them for collections.

Committees

ARC – Bill, Dick & Penny

Landscaping – Bill, Linda Lindan & Linda Anderson

Social – Linda Anderson try to do Fall, Oct 7 is national night out

Finished Business

Annual Dues Fine Schedule approved and posted

Unfinished Business

New Business

Storm Drain at NW end of Twin Pond.

Dick will ask the city to check the drainage line. A letter was sent to Ray Cites letting him know about getting the city to look at drainage and that homeowner is responsible for drainage on their property.

Estimates for sodding the area next to the entrance sidewalk due to erosion. We got 2 bids for sod and dirt.

Asking The Green Team for an updated bid 2 pallets instead of 3. We are planning to stop the fertilizing for the rest of year to pay for the sodding needed to cover exposed pipes.

Meeting adjourned 6:45

Meeting Documents:

Emailed: Agenda
2nd Quarter Comparison Report
P&L Report
Balance Sheet