

Country Cove (Woodlands East) Homeowners Association

Regular Board Meeting

Wednesday April 20, 2022

Meeting minutes

The meeting was held at Russ Monckton's home and was called to order at 7:25. Present were Russ Monckton, Bobbie Cooper and Mary Jo Shaw. Sherry McKeough was present via FaceTime. Patrick Kelliher was not present.

The meeting was held to fill the Member at Large position that was left vacant when Jeremy Waldron moved. Sherry McKeough had volunteered to fill the position.

Russ explained the duties of the position and offered the position Sherry. She accepted and all present approved. Bobbie will update the registration with SunBiz.

There were several action items that were identified at the annual meeting:

- 1- Tree trimming by the retention pond
- 2- Painting of entrance sign
- 3- Replacement of fence by the retention pond

The tree trimming was completed in February and the cost was less than was budgeted allowing us to consider the additional items.

There was a discussion regarding the fence between the retention pond and the Salazar home. It is currently a wooden fence and Russ received estimates to replace it with vinyl (\$5,275.00) and aluminum (\$#,890.00). Bobbie presented a statement showing the financial impact of both. Bobbie proposed that we should proceed with the aluminum fence providing the work can be completed for less than \$4,300.00. All approved and Russ will contact them this week.

It was determined that we should delay the painting of the entrance sign at this time. We will also need to have the retention pond drain cleared at a later date.

There was discussion of the current landscaping at the annual meeting and Russ received an estimate from another company that is lower than our current provider. It was determined that we will discuss that proposal at another meeting since Patrick was not present.

Russ will contact Tom Wehage regarding the condition of his fence since it is in poor condition and there have been complaints about it.

The meeting adjourned at 8:35.

**2022 Cash Flow Projection as of 3-22-22****Comment**

Checking account balance	10,062.59	Includes \$6300.00 2022 dues paid to date.
Savings account balance	4,491.74	
2022 Dues Receivable	2,800.00	8 Homes have dues outstanding.
Estimated outstanding budget obligations	(7,000.00)	Does not include emergency needs.
<b>Estimated cash balance 12-31-22</b>	<b>10,354.33</b>	
<b>IF we purchase the Vinyl from Seminole</b>	<b>10,354.33</b>	Both options leave us with cash balances lower than
<b>Ending cash 12-31-22</b>	<b>(5,275.00)</b>	our desired levels.
	<b>5,079.33</b>	
If we purchase the Aluminum from Seminole	10,354.33	
	(3,890.00)	
Ending Cash 12-31-22	6,464.33	