

THE COVE OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 10, 2017 – 10:00 A.M.
2842 OLD CYPRESS NORTH
PALM BEACH GARDENS, FL 33410

APPROVED MINUTES

Call To Order: Lauraine Hoensheid called the meeting to order at 10:07 a.m. A quorum was established. Board members present: Lauraine Hoensheid, President; Julie Bell, Secretary and Harold Marder, Treasurer. Also in attendance was Donna Tagg, LCAM representing Capital Realty Advisors, Inc.

Guest: Peter Higgins, Victory Access, was invited to give an update on the entrance gates and camera project. Peter reviewed the current status. The new gates have been installed. Cameras are installed, functioning and are currently being tested. Internet service has been installed but is not connected to the equipment as of yet. Cameras only record when there is motion to trigger them. The RFID Readers have been installed and are ready for use.

Peter agreed to send a list of gate codes currently being used so the system can be flushed and new codes issued and installed. It was agreed that all codes will be changed as of February 1st.

One Hundred (100) transponder decals were provided for gate access and it was agreed that March 1st would be the cutoff date for the fobs. All residents will be allowed three (3) free decals and any additional decals or replacement decals will be \$25 each.

Peter then answered questions. A resident raised concerns in an email received prior to the Board meeting that someone may be able to crawl under the gates. Peter explained that he was made aware of this concern prior to this meeting and had checked the gates. He stated that the gates are sitting properly and are aligned. The differential in height is due to the elevation of the ground and the crown of the road. It would be physically impossible to address this issue due to those factors.

During this discussion, Richard Scardina, resident, joined the meeting. He explained that recently his home was broken into and several items taken including his vehicle from his garage. Richard advised the Board not to over react to this incident. Richard felt after speaking with the deputies and detectives that if someone wants in a community, they are going to gain access. The detectives felt that this was a professional job. Detectives did encourage the use of external alarms/horns on your residence to discourage criminals.

Review and Approval of Previous Minutes: The Board reviewed the December 6, 2016 BOD Meeting minutes. Harold made a motion to approve the minutes as presented; seconded by Julie and all approved

Financial Report:

The financial report for month ending November 2016 was reviewed. Donna reported that the error discussed at the last meeting on the Balance Sheet has now been corrected. There being no further questions on the financial, Julie made a motion to accept the financial; seconded by Harold and all voted in favor.

There are no delinquencies to report at this time.

Committee Reports:

No ARC applications have been submitted since the last meeting. A dock was reported to be in need of repair. The Committee will look at it and if they agree a letter will be sent to the appropriate lot owner.

Old Business:

Pool Permit Issue on 14024 OCB – Donna reported that Close Permits Fast was not responding. It was suggested that the Association's attorney make contact with them. Donna will contact Jacob Ensor for assistance.

Dredging – Julie and Donna reported on their fact finding trip to NPBCID and Palm Beach County concerning the dredging issue. Basically they found that NPBCID does not control the canals within The Cove and the area to the north of the finger canal is a Preserve area which cannot be touched. Palm Beach County Traffic Department said that if any dredging was to take place, the Army Corps of Engineers would need to be contacted and a permit would need to be obtained and their feelings towards that happening were very negative. After some discussion on different options, it was agreed that Donna was to contact the Association's attorney and request a definition on "maintenance" and how do the documents address the finger canal as the attorney's previous opinion only addressed the main canal. Also clarification on whether the Mangroves are part of maintenance.

Reserve Study - Donna reported that she has received one quote for a Reserve Study but felt that the fee was out of line and will be seeking a second bid for comparison.

New Business:

Annual Meeting – The Annual Meeting is scheduled for January 25, 2017 at the Loggerhead Marine Center in Juno Beach at 6:30 pm. Notices have been sent.

Correspondence from Residents/Residents Forum:

Residents' matters/issues were covered under meeting with Peter Higgins, Guest.

Next Board Meeting:

The next meeting is The Annual Meeting.

There being no further business a motion was made and seconded to adjourn the meeting at 11:50 am.

Respectfully Submitted by:

Donna M. Tagg, LCAM
On behalf of the Cove Owners Association BOD