

COVERED BRIDGE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MARCH 19, 2024

*approved
4-16-24*

The meeting was called to order by President Ron Cobert at 10:00 AM. This was followed by the Pledge of Alligience and a moment of silence.

Roll Call - All Board members were present; Frank Brown, Ron Cobert, Gene Fischer, Kathy Gray, Phyllis Klase, Jim Moore and Joan Terrell.

MINUTES – The minutes of the February Board meeting and the February Special meeting were read by Secretary Joan Terrell and approved on a motion by Frank Brown, second by Jim Moore with all board members voting aye.

TREASURER’S REPORT – The treasurer’s report was read by Kathy Gray and accepted as read. A copy of which is attached and made part of these minutes.

PRESIDENT’S COMMENTS – President Ron Cobert advised that the audit petition and the recall petition are in Tallahassee for review. He again reiterated that there will be no increase in maintenance fees this year and despite rumors to the contrary, the Board can only increase fees by 10% which would amount to \$9.30. A covenant committee has been formed to address changes needed to comply with updates to state law 720. Members include: Cliff Hanglely as Committee Chairman, Frank Brown, Kathy Melia, Jim Moore, Joan Terrell and Karen Wagner. The annual fair was once again a great success thanks to all the great volunteers. Ron issued a reminder to golf cart drivers, they should pull over to allow vehicles the right of way and traditionally, vehicles coming into Covered Bridge have always yielded to vehicles exiting at the Lake Francis Drive entrance.

COMMITTEE REPORTS

Architectural – Ron Cobert – all request were approved with no outstanding issues.

Buildings – Rick Nelson – Thanked everyone for their help on Work Day. Rick looked into replacing the shuffle board benches and the price came over \$400 per bench with shipping costs. Rick is looking for a more effective solution. He is also

preparing to look for bids for electric to the new shed and spoke with Cheryl regarding the irrigation system around the clubhouse.

Gene Fischer offered an alternative for buying new benches for shuffle board using the benches that are presently placed in various areas of the community since they are rarely used. After a lengthy discussion the Board agreed to buy non-glider benches similar to those placed around the community provided they can be purchased for less than a total \$2,000 on a motion by Frank Brown, second by Joan Terrell and passed with all members voting aye.

GROUNDS - Alan Drake – Thanked the people that helped moved the corn hole shed also and advised that new sand has been delivered in the compound area He thanked everyone volunteering on work day, a lot of work was done. Alan also mentioned that he has had the night lights at the pool adjusted to only shine on the pool area.

POOL – Frank Brown - Awaiting a call back from the vendor for the pool company, the filters have been cleaned and a leak in the spa was repaired. People who used sunscreen please wait ½ hour before going in the pool to allow it to be absorb or shower before entering

Ron asked if there was any problem with using the solar liquid rather than a solar cover. Frank responded that the liquid has all natural ingredients and is safe for even delicate skin. He has not had any complaints about it.

COMPOUND – Gene Fischer – everything is going well.

COMPOUND/FAIR - Donna Palmatier – Thanked everyone for making the fair such a huge success. She advised from March of 2023 to March of 2024 the net total for sales is \$22,684.61.

NEIGHBORHOOD WATCH - Bob Evans – He toured the park one evening and noted about 20 outdoor lamps not lighted saying that is an invitation to burglars. He also advised that people need to lock the passage door from garage to house and use dead bolt locks. He would like to see the street lights on the Parkway changed to a brighter light.

SOCIAL - Connie Charles – Connie said it was a very busy month and mentioned the activities for the remainder of March and for April, noting that the last bingo will be April 16th.

ENTERTAINMENT - Bobbie Snow – She has booked a Neil Diamond Tribute for February 5, 2025 with a group from Branson and the cost per resident will be \$15 non- residents will pay \$20.

ELECTIONS – Joan Terrell has been working with Jim Moore on a process and is looking for people interested in serving on the board.

OLD BUSINESS

CLEANING CONTRACT – After reviewing the bids presented to the board, on a motion by Kathy Gray second by Gene Fischer and all members voting aye, the contract was awarded to Sweet Southern Cleaning.

NEW BUSINESS

BRIDGE GATE ENTRANCE – Gene Fischer asked for a committee to investigate the need for blocking off the sidewalk at the gate entrance. Bob Evans, Lee Maule and Mike Kratt volunteered.

BRIDGE STRUCTURE - Frank Brown brought up the fact that the bridge is in dire need of repair and it is definitely a safety hazard. Frank will contact some general contractors to discuss further.

BOARD OVERSIGHT OF COMMITTEES - Frank mentioned the need for shortening board meetings and suggest the committees have a representative on the Board whom they could give a report to monthly and the board could mention just the highlights of the report. Everyone agreed this would be a good idea and Frank will work with the committee chairmen to set it up.

UTILITIES CONTACT – Phyllis Klase has agreed to be the contact person for problems with Comcast, HC Waterworks and Duke Energy.

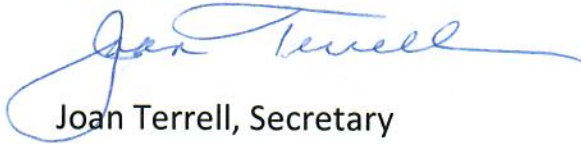
RESIDENT COMMENTS

Mike Kratt – some of the lights on the parkway are flickering – Phyllis will look into it.

Robin Jones – would like to see the Web site updated with pertinent information. Ron advised we are working on a TV channel for local CB news. Rick Nelson will be working on this.

The meeting was adjourned 11:30 AM on a motion by Frank Brown, second by Kathy Gray, and passed with all board members voting aye.

Respectfully submitted

A handwritten signature in blue ink that reads "Joan Terrell". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Joan Terrell, Secretary

TREASURER'S REPORT MARCH 19, 2024

*Accepted
3-19-24*

Operating Account Balance	\$163,470.88
Investments	488,965.37
January Maintenance Fees	72,961.18
January Expenses	20,407.38
January Social Funding	2,143.00
January Social Expenses	974.42