

Covered Bridge HOA Meeting

February 21, 2023

Meeting was called to order by President Cindy Hubbel at 10 am. Pledge of Allegiance and a moment of silence.

Roll Call of Board Members-Cindy Hubbel, Patti Hynes, Connie Charles, Gavin Walls, Tom Wacker and Sue Lilly. Absent Tom Taylor.

Sue Lilly read the Minutes from last month's meeting. Patti motioned for a correction and approval of last month's minutes to say that Tom Taylor sent out a letters of infractions rather than estoppel. Gavin supported. Motion carried.

Cindy asked if there were any new residents in the audience to be welcomed.

Patti read the Treasurer's Report-see copy. Gavin motioned to approve the treasurer's report as presented. Tom W. supported. Motion carried.

Tom Taylor said we should be receiving letters from Bookkeeper regarding payment of HOA Fees.

PRESIDENT'S REPORT

We will not be having a vote on the water issues as there are lots of ongoing investigations in the works.

Covid is on the rise-please take precautions.

There are a lot of projections being done in the community.

She read suggestions from the Community Suggestion Box. First one from Jim Moore wanting to know about our Covered Bridge page on FaceBook. Second one was from Polly Bullock suggesting who should contact who when activities are cancelled.

Scheduling of events are posted on the website, Echo newsletter and in the Clubhouse. Cindy did apologized for making a mistake on the website of the Poker Run.

OLD BUSINESS

Tom W. is working to design the covers for the Corn Hole area to utilize the old covers from Shuffleboard courts.

The Road patching has been completed on the worst areas of the community.

The lawn sprinklers around the clubhouse should begin on Wednesday February 22,2023.

Gas line should be done soon.

NEW BUSINESS

Pool resurfacing will be scheduled as soon as the electrical has a date for their work to be completed. Still waiting on concrete bids so all work will fall in place.

Current Electric will be doing the electrical for a price of \$8,952.25. This includes fixing the lights in the pool and surrounding lights for nighttime swimming.

Jim Moore commented on his gathered quote from Sabre Electric of \$60,793.50. He said that we did not have adequate amount of lighting-that his quote from the company had better idea of proper lighting. He said that the lights in the pool need to be upgraded.

Cindy replied that our electrician is up to code on the pool lighting.

Donna Palimateer asked where the \$60,000.00 is going to come from? And is this pool going to be utilized?

Bobbi Snow asked what are the rules for who is using the pool? Patti replied asked the residents to be polite when asking unknowns of where do they belong.

Connie Charles reported that \$42.44 of our HOA fee is from Comcast. Our contract with them is up in the year 2025. We will have 18 months prior to the end of our contract to negotiate a new contract with Comcast. She has been in contact with Jennifer or Linda at Comcast Bulk Priority Team. 561-815-6749. For questions on our account you have to go thru them as we are a bulk account.

Cindy had discussion of HOA Fees and asked for a show of hands to increase the monthly fee. Tom W. made a motion to keep the Fee as is. Gavin supported. Motion Carried

ARCHITECTURE COMMITTEE

Mike Kratz read the report of how many applications were applied for in the community. Reminded people to make sure that their plastic sheds are secured /mounted to their homes with the doors locked for the upcoming hurricane season.

BUILDINGS AND GROUNDS

Thanked everyone for a productive WORK DAY. There will be signs be posted on the Shuffleboard Courts- DO NOT WALK ON COURTS.

The gas line for the kitchen will be replaced and the tank will be buried in the ground.

Upgrades on the Horse Shoe Pits will be completed soon.

Waiting on parts for the Rec Room AC Unit.

US Water is supposed to make repairs on Jasmine and Pinetree Water Cap cover. Please be aware of the broken concrete in the middle of the street.

STORAGE AND COMPOUND

Gene Fischer was not here. Gavin needs to get an estimate on repair on the fence. Trailers are being put where they belong. Patti wants a letter to be made if someone wants to park temporarily on a spot if no one is using it.

Donna Palimateer thanked everyone for helping at the Compound, especially during the Fair. She said that from last April to now with the things that have been sold at the compound they have made \$6,1175.00

POOL

Frank Brown reported on washing the pool filters and needing new elements to change out reel and cut down the solar cover. He reminded people to wash off lotions and oils before entering the pool as this clogs the membranes of the filters not letting them work properly.

NEIGHBORHOOD WATCH

Bob Evans talked with the Sherriff's Department about getting more signs.

Cindy asked him if he was taking old signs down and replacing them with new signs? He replied No. Then we do not need any more signs Thank You.

He said that he rode around @ 2 am to check the community out and said that many residents are not having their outside lights on. This is a security issue-please have them in proper working order and lit.

Also his squirrel trap has been stolen-Please return it to him.

ACTIVITIES

Cindy reported that Social Events will be posted inside the Clubhouse, Front Sign and in the Echo. The outside will be for the Office postings. The Library will be For Sale Items.

NO MORE POSTTINGS ON THE WINDOWS OR DOORS! Also NO TABLES IN FRONT OF THE DOORS!
These are SAFETY ISSUES.

There will be a PRIVATE PARTY on February 25, 2023 4-6 pm.

Social Activities will be posted online, Echo, sign out front and inside clubhouse –please read for your favorite activity.

RESIDENTS

Claire Leffler reminded people to return their name tags from the Fair.

Henry Preuss was proud to live in Covered Bridge was glad to help out at the Fair and would be glad God Willing to help again.

Vickie Moore has a petition to increase the lighting at the corner of Lake Frances ad HWY 27. Duke Energy owns the lights. They would like to present the petition to the Highlands County Commissioners.

Sally Lemke wanted to know why Gator Co cuts the lawn so short and burns it up from be so short. Patti would give her the number to call them regarding her lawn issues.

Danny Muldoon wanted to know why his water bill increased so much. Connie gave him a number of Dessiy OWhitney 239-344-5637 to answer his questions.

Kathy Melia stated that last year she had a petition with 180 for an engineering study for our pool. She wanted to know what happened to this petition? She will find a company that could possibly do a study.

Jim Moore said that he put plenty of work in Nov-Dec of last year calling and working with Commercial Pool in Orlando. It costs \$125.00 per sq ft to replace and upgrade the pool.

Cindy said that she would love to have a new pool but where is this \$60,000.00 going to come from? we have to work with what our budget allows.

Kathy Melia asked if we as a Board had a plan? If we didn't-should we look into a plan on financing? She will put one together of projections for financing a new pool.

Ray Peart said that the street light is blinking. Patti told him that it belongs to Duke Energy and would give him a number to call .

Mary Jensen wanted to know how many times the pool has been resurfaced? Bobbi Snow and Cindy thought about 8 years ago. The company used inferior materials ad it was not guaranteed. This new company guarantees 10 yrs is licensed and insured.

Meeting was motioned for adjournment at 11:21AM by Tom Wacker. Patti Hynes supported . Motion Carried.

Respectively Submitted, Sue Lilly

Treasurer's Report

Wauchula State Bank-

Operations Account = \$125,630.48 as of 1/31/2023

Petty Cash Account = \$1,845.25 as of 2/21/2023 (\$654.75 for fair expenses)

Ameritrade Investments

As of 1/23/2023 \$383,086 Up \$5,738.38.

There was a slight improvement in our Ameritrade investments. CD's are stable as a rock with a very low rate of return. We will be looking at the cost for our financial manager and our investments as soon as our transition to the new accountant is complete (April/May). We can find secure vehicles with a better rate of return without the added cost of a financial advisor.

Annual Report to the State of Florida complete, no changes or issues for us as an HOA.

Automation Project Update

Transition to the accountant nearly complete –

They are now;

- making our deposits
- Paying our bills
- Issuing our estoppel certificate
- Maintaining records for our taxes

They will be;

- Sending residents an introduction letter w/contact information
- Providing response/answer to all questions regarding HOA fees and status

We still have a few logistics to work out so Leigh and I will continue to focus on the transition until it is all complete. We will then focus on our audit/oversight role.

Auto Pay – many of our routine bills (Duke, Comcast ect.) have been set up for auto pay. This will eliminate the need to issues monthly checks and eliminate the potential for a late payment.

HOA Fees

- There is no recommendation to raise our fee at this time, our income meets our needs with very little left over. So, we will be monitoring this closely as the year progresses.
- will be due in quarterly or annual payments starting April 1st 2023. Our current HOA dues are \$372 per quarter or \$1,488 per year. Residents will have the option of annual or quarterly payments.