

**COVERED BRIDGE HOA MEETING**  
**OCTOBER 18, 2022**

The October Board of Directors' meeting met on October 18, 2022. Five members were present. Tom Taylor called the meeting to order followed by the Pledge of Allegiance and a moment of silence.

Four new residents introduced themselves, Pam and Ernie Greathouse, Beverly Smith, and Jeff Stinson. They were warmly welcomed.

Claire Leffler, Acting Secretary, read the minutes of the September meeting. A correction re: the location of an exposed electrical wire was raised. It is in the pool maintenance building, not the Recreation Room. Correction was made and the minutes were approved.

Leigh Russ, the treasurer, reported that the account balance as of September 30, 2022, is \$84,002.29 and her report is posted. Motion to accept was made and approved.

President's Monthly Rules regarding the Annual Election.

Annual Election rules need to be reviewed.

1. The election is the first Monday in January unless notified by president
2. Candidate applications must be submitted by December 1.
3. Applications must be Board approved.

This year there are three open positions. An Election Committee needs to be formed.

Tom Taylor reminded us to consider volunteering for a committee or activity to keep our community alive and strong. Don't hesitate to help!

He has observed Covered Bridge's efforts on storm cleanup to be phenomenal! People helping others in many areas big and small, some unasked but always appreciated. Such as preparing three meals a day, welcoming sleepovers, hauling brush, tree cutting, etc....

Tom Taylor stated that he and Gene Fischer cleaned up the Gate Key card system. They deactivated those cards that are not currently valid. (110 with no names) "Only Residents", NOT nonresidents are allowed cards. Check your card. If you have a problem with your card, contact the office.

Leigh Russ, our Treasurer, asked for someone willing to handle the "Accounts Payable". Please contact her for details if you're interested.

**OLD BUSINESS**

**Pool** - Tom reported that the chlorine pump for the Hot Tub has been repaired. He is still looking for an experienced pool company to meet our needs.

**Liens** - Tom reminded us that CB is covering the cost of maintaining those properties with liens. These costs will be reimbursed when the properties are sold.

## **NEW BUSINESS**

**Estoppel Certification letter** - Tom Taylor raised the question re: the Estoppel letter of which we were unaware. This letter impacts the new property owners in Covered Bridge. Do we charge for it? We never have but it's legal to do so. Further details at our next meeting.

Hurricane debrief - Tom Taylor stated that the Clubhouse hurricane shutters have historically been left up until the end of hurricane season. They will be removed on November workday.

Patty Hynes thanked all who helped, however big or small, singly or in groups, during or after the hurricane. Please inform her of any trees down on Jack Creek with photos to be shared with SWFWMD.

Also, Patty Hynes asked for any comments and/or suggestions for dealing with future hurricanes. Wanda Nichols volunteered to check stop sign damage.

Bob Evans will contact the county to replace any Neighborhood Watch signs.

Claire Leffler voiced her concerns re: lack of communication with residents about the services offered by Covered Bridge Clubhouse during these times. Bobbi Snow suggested a pre hurricane information meeting. A viable solution.

## **BUILDINGS**

Tom Taylor reported three companies' bids for sprinklers around the Clubhouse area. The most scientific and professional proposal, \$4,900, would reduce water use by 50%. Much discussion followed. Questions arose about sod and water, both. Tom will check on cost of sod.

Shirley Bott reminded us to check the settings on our watering pumps as loss of power changes the scheduling.

## **ROADS**

Cliff Hangle called to check on timing of road repairs. There have been some emergencies with the company. They will call back.

A question arose about who is responsible for the streetlight on the corner of Lake Francis Road and Hwy 27. It will be investigated.

## **BUDGET**

Leigh Russ asked the Board to review their budgets, because she is starting to work on the budget for next year.

## **COMMITTEE REPORTS**

**ARCHITECTURAL COMMITTEE** - Elliot Miller reported several applications for property updates. All were approved though some neglected to contact the Architectural Committee first for guidance. If you are thinking of property changes, check with this committee before you begin the process.

**BUILDINGS** - Tom Wacker reported that the wooden floor of the pool shed, that held the hurricane shutters, has been replaced with patio blocks.

The replacement of the noisy Clubhouse air conditioner is in the works.

Patty Hynes questioned the lack of bathroom lighting during the hurricane. Possibly a battery-operated motion sensor light would solve the problem.

COMPOUND - Gene Fischer reported one smashed trailer and a tree down on the fence from the hurricane. Residents need to check their property before a hurricane strikes.

POOL - Tom Taylor reported that the heater is working. We need a new filter to avoid constant problems.

SOCIAL COMMITTEE - Cindy Hubbel announced the following:

Social Meeting - Tuesday, Oct. 25  
Halloween Dance - Monday, Oct.31  
Private Party - Oct. 30

November's activities may be changed because more residents have returned so there are more activities being planned. A new card game called "Swoop" was added on Monday nights.

Christmas sale - Nov. 12  
Board Meeting - Nov. 15  
Potluck - Nov. 18  
Workday - Nov. 19  
Coffee Time - Nov. 25  
Pool Party - Nov. 26  
Thanksgiving Dinner – Nov 24  
Ladies' Christmas Luncheon - Nov 29

## **RESIDENTS COMMENTS**

Herman Bott thanked all the volunteers who moved all our brush out to the street after the storm. US Water informed him that the Fire Department gave permission to burn this brush. Burning is not allowed in Covered Bridge so Tom Taylor will call the regional director to rectify this matter.

Donna Palmatier is looking for someone to head the Bake Sale area for the Christmas Sale.

Bobbi Snow asked for two men or more to help with big item pickups for the Fair. Bobbi and Donna cannot lift heavy items any longer without getting hurt. This applies to many of us. Without able-bodied helpers maybe the items to be picked up will change.

Bobbi also asked for help setting up chairs for the Halloween Dance at 4:00 p.m. Oct 31.

Cliff Hanglely made a motion to adjourn. The meeting was adjourned.

Respectfully Submitted,  
Claire Leffler, Acting Secretary