

COVERED BRIDGE ASSOCIATION, INC.  
DRAFT OF BOARD OF DIRECTORS MEETING MINUTES  
September 17, 2024

Leigh  
~~Draft~~  
approved  
10-15-24

The meeting was called to order by Gene Fischer at 10:02am.

Pledge of Allegiance, and a moment of silence.

**ROLL CALL** – In attendance, Gene Fischer, Kathy Gray, Leigh Russ, and Phyllis Klase. Jim Moore in attendance via phone. Ron Cobert and Frank Brown were absent.

**NEW RESIDENTS** – none

**PREVIOUS MINUTES**

In the interest of shortening the meetings, we will skip reading the prior month's minutes and have required the Board Members to have read those minutes prior to this meeting. A copy of the monthly minutes is always posted on the bulletin board by the handicapped bathroom door. On a motion made by Kathy Gray and seconded by Phyllis Klase the motion passed with all attending members voting aye.

**TREASURER'S REPORT**

The Treasurer's report was given by Kathy Gray and accepted as read. A copy of which is attached and made part of these minutes.

**PRESIDENT'S COMMENTS** – Ron Cobert via Gene Fischer

The August BOD meeting was a meeting that was adjourned without fulfilling our stated Agenda. Whenever residents air their views on non-Agenda items, or are not in accordance with the 720 laws, the meeting quickly becomes heated, and people start leaving. I do not like to see people leave early. It means that they are fed up with the conduct of the meeting or it is running too long.

Our HOA lawyer has reminded us. The monthly BOD meeting is just that, a meeting of the Board to make the necessary decisions and provide direction the community is taking. Residents of the Association are informed by law, and the monthly meeting Agenda must be posted prior to the meeting. Residents are invited to attend these meetings but only in an observation role.

By 720 laws, the attending residents cannot speak on any item unless it is on the agenda. It is the duty of the Board itself to make any and all decisions pertaining to the community. Association members are not to vote on these issues.

This Board ran on the platform that resident's thoughts and opinions would be heard and understood before Board decisions were made. I think we have followed this. But as we have always been told, you can please some of the people some of the time but never all the people all the time. We have all found out for sure how true this is. Some decisions are easy, some difficult, but we hope you all realize we are trying to act in the best interests of the community to the best we can.

The closing date to accept Contractor proposals for the bridge repair was August 31<sup>st</sup>. Three contractors submitted bids. The Bridge Committee will present their recommendation and give costs later in this meeting.

We are working with our lawyer trying to get all requirements and details in place so we can send out a proposal to all Association members to update our Covenants by adding the "Transfer Fee", subject to all new incoming Covered Bridge property owners. As stated before, this one-time fee will not affect any current Covered Bridge Association members, only new first-time buyers.

We are working with Comcast/Xfinity to be sure we have all the necessary paperwork and permissions in place to enable us to acquire the new Covered Bridge Community TV channel.

Last month I said that I put a sign-up sheet for volunteers to prepare our facilities for a forecasted Hurricane that would impact this community. One woman signed the sheet. I hope more of you sign it today so we know who we can contact should a storm event affect us. I have put the sign-up sheet on the round table.

Several people have approached the Board questioning what we are doing about properties that are looking pretty bad. They mention plant beds full of weeds, mold, mildew, lack of trimming, sagging awnings and the like.

We have sent out letters of violation to a couple of residents and surely need to send more, but we have been swamped working on other matters. To my knowledge, there has never been a specific committee formed to handle such properties. In reviewing our By-Laws, Section 10 (b) mentions a "Maintenance Committee" which says "This committee shall advise the Board on all matters pertaining to the maintenance, repair, or improvement of properties in Covered Bridge, and shall perform or see to the performance of such other functions as the Board, in its direction determines.

Sharon Dugan has stepped up and said she would head this newly formed committee. She is adding volunteers to her committee to identify and send notice to properties that are falling short of our Association standards. Thank you, Sharon.

This is a reminder that the 2025 BOD has three (3) open positions to be filled. Applications for these positions will be accepted until November 15<sup>th</sup>. I have put application forms on the round table. Gene Fischer added that a folder with applications was placed on the table.

## **COMMITTEE REPORTS**

**ARCHITECTURAL** – no report

**BUILDINGS** – Terry Myers – List of items completed since last meeting.

- Replaced toilet component in lady's restroom
- Replenished supplies used over past few months
- Replaced spout on coffee urn
- General maintenance / checklist items
  - Monthly overview of buildings
  - Cleaned windows
  - Check restrooms and replaced supplies

**GROUNDS** – Tim Ferguson – Cleaned up around the pool area, back behind the pump area, cleaned a storm drain

**POOL** – Norm Boucher and Phil Prieur – Gene Fischer said Norm and Phil are our maintenance guys for the pool. Norm said several people got together last week and cleaned the scum off the side of the pool. Suntan lotion and oil is what is causing this scum. Everyone needs to shower before getting into the pool or hot tub to remove lotions, oils, and body oils and sweat. All the lotions and oils that enter the pool clog up the filters which becomes costly to replace so often. The safety rope and throw ring have been replaced along with other items that were worn out.

**COMPOUND** – Gene Fischer – Just ordered new locks and keys for all our compounds. Once we get new the locks put on, people can return their old keys for the deposit they have on that key. There will be an increase in deposit from \$10 to \$25 for the new key so we get the keys back when people no longer need them. Too many keys leave here without turning in and requesting a refund. Keys cost more now, so the \$25 is more incentive to return it when you no longer need it. This will be coming shortly.

**FAIR** – Donna Palmatier and Phyllis Saunders – Donna said Phyllis is now handling the pickups and "all of that stuff" while Donna is recuperating. If you have any pickups or want to drop off items, Donna's phone number is still the same and Phyllis will be providing her phone number. Phyllis said we have been doing very well and Donna will continue to do all the book work. They both praised all the volunteers.

**NEIGHBORHOOD WATCH** – Bob Evans – A lot of post lights are still out. The sheriff's office did drop off two new signs; one was placed at the entrance off Lake Francis Dr and the other at the compound.

**DANCE/MOVIE NIGHT** – Phyllis Klase – We are having a dance on October 26<sup>th</sup>. It is a Halloween Dance with costumes. We will be giving awards for the funniest, scariest, etc. The cost is \$7, and we are asking attendees to bring a snack to pass. As for movies, no one has volunteered to use their Netflix account to use for movies, so Phyllis is going to set up an account for this purpose. If we can get Netflix set up in time, she is going to try to have a movie on October 7<sup>th</sup>.

**SOCIAL** – Connie Charles – She thanked Peggy Storey and Linda Boucher for covering the meetings in her absence.

#### September calendar

- 20<sup>th</sup> – Coffee Hour – Please sign up so the people running the coffee hour need to know how many donuts to purchase. Please also make a donation to cover the cost of the donuts.

#### October calendar

- 8<sup>th</sup> – Social Committee at 10am
- 15<sup>th</sup> – Bingo starts
- 26<sup>th</sup> – Halloween Dance

#### November calendar

- 2<sup>nd</sup> – Pancake Breakfast
- 12<sup>th</sup> – Social Committee at 10am
- 13<sup>th</sup> – Veterans Club
- 14<sup>th</sup> – Set up for Christmas Sale
- 15<sup>th</sup> – Set up for Christmas Sale
- 16<sup>th</sup> – Christmas Sale
- 25<sup>th</sup> – Christmas Tree Decorating
- 28<sup>th</sup> – Thanksgiving Dinner hosted by Gail Drake and family, cost and time will be determined

Connie asked for volunteer(s) to lead the Christmas Cart Parade. Also need a host for the Christmas Dinner. If no one steps up for this, then we might have a potluck dinner. We will still have the Christmas Dinner whether it is hosted or not. Please join in the Social Committee meeting to share any ideas for activities or events for Covered Bridge. A ladies Christmas Luncheon is being planned for December 12<sup>th</sup> at 11:30am at the Caddy Shack.

**ELECTION COMMITTEE** – Julie Corr – If anyone wants to become a Board Member, there are applications by the handicap bathroom. Turn the applications in to Julie who will keep them until Elaine Orr returns. Then Julie will turn it over to Elaine, because she will be taking over until Joan Terrell returns.

**WELCOMING COMMITTEE** – Bobbie Snow – no report

**ENTERTAINMENT** – Bobbie Snow – no report

**UTILITIES LIAISON OFFICER** – Phyllis Klase – There were no reported incidents this past month. There was one lady that called about her bill, but Phyllis cannot do anything about billing. If you need help with problems like water breaks in the street, please give her a call.

#### OLD BUSINESS

**COVERED BRIDGE REPAIR** – Gene Fischer and Kathy Gray – We had the bridge inspected a while back, and we found that 8 of the 14 poles need replacement, due to rotting and deterioration. Since all 14 were installed at the same time, we should have all 14 poles replaced. We received several bids from contractors, and the one with the most stable posting is \$34,950 with a 5-year warranty. This repair needs to be done as soon as possible for the safety of our residents. At the same time the contractor will double check the roof, because

they noticed a few little holes in the roof. The posts and the roof repairs will be done together, at the same time. The bridge will probably be shut down for about two weeks, which is the estimate we have right now. Request was made for a motion to accept the bid of \$34,950 to repair the bridge. On a motion made by Kathy Gray and seconded by Leigh Russ the motion passed with all attending members voting aye.

ASSOCIATION RULES UPDATE ADOPTION – Kathy Gray – Kathy read aloud the minor changes to the rules, and she stated the only major change is the addition of Election Rules which is required by the FL 720 Statute laws. Request was made for a motion to adopt the revised Association Rules. On a motion made by Kathy Gray and seconded by Gene Fischer the motion passed with all attending members voting aye.

2025 BUDGET PREPARATION – Gene Fischer – Reminding all Committee heads to give us line items and estimated costs to include in the 2025 Budget.

## **NEW BUSINESS**

STORM DRAINAGE SYSTEM – Tim Ferguson – Kathy Gray said we have been made aware of storm drains that need to be cleaned out. She asked if anyone knows of a company that does this kind of work to please let us know.

RELOCATION OF COVERED BRIDGE IRRIGATION PIPING AND ELECTRICAL LINES – Kathy Gray – Someone has purchased the first vacant corner lot (Pinecrest and Venetian) as you come in to the community from Lake Francis Rd. We have been in touch with our attorney, and we may have an implied easement rights. For them to build on that lot, they will need to submit their plans to the Board prior to building, so we can make sure it does not have any effect on any other residents. If it does affect other residents, the new owner is responsible for moving those lines. The attorney has been asked to get in touch with the new owners to make sure they understand what is going on with this piece of property.

RE-COVERING POOL TABLES – John Caldwell – John asked for the two pool tables to be recovered. One table is in very bad shape. The last time pool tables were recovered by Sebring Pool Hall, and their work was poorly done. So, we do not need to use them again. Chuck White (Cue Time Billiards) is in Avon Park, and he is the one we purchased the tables from. He can do a good job. John recommends Chuck White; he can recover both tables for \$1400. It would also be great to get new rubber around the edge of them. He wants \$250 per table for that (\$250x2=\$500). Our tables would be in tip top shape then. Kathy said she needs to review the upcoming expenses to see if we can afford it at this time and asked if it can be delayed until January.

## **RESIDENTS COMMENTS ON AGENDA ITEMS**

Connie Charles – As the Social Committee Director, we have a calendar. If you have an event that you have planned that is not on the calendar, please let me know. For example, we planned a Ladies Christmas Luncheon. A lot of time was spent in getting this planned and organized. All the sudden I'm told there is a bus trip planned during that time. If I don't know of any other planned events and it doesn't get put on the calendar, I'm sorry. I'm not a mind reader. If there is any event for Covered Bridge, please just let me know.

**ADJOURNMENT:** Kathy Gray made a motion to adjourn the meeting, Gene Fischer seconded, the motion carried, and the meeting was adjourned at 10:56am.

Respectfully submitted, Leigh Russ

