

Caribbean Cove Association, Inc.

Minutes of the Board Meeting July 9, 2025

Agenda

Meeting called to order by Gloria at 6PM

Notice of the meeting was put on the notice board July 6th and emails were sent July 7th.

Quorum of the Board: All members of the Board were present
Ivy, Dena, Janet, and Gloria, Property Manager, Babs H-1
and Mary Marks F-1

Approval of the previous minutes, a motion was made by Janet,
2nd by Dena. Motion passed

Reports: Property Manager Report: Financials sent out about the 10th
of every month for the previous month. Violations: untrimmed
bushes, blocking of common areas. ARC requests, Windows,
Electric panels, Landscaping, and AC Replacement.
Applications for Purchase, G-1, I-1, and B-3. Repairs,
Projects, and Correspondence: 2025 Hurricane Guide placed
on website, email sent to owners, Use of pool trash cans for
personal usage, landscape issues, multiple repairs to attics,
exteriors, eaves, soffits, and fascia and pool valve.
Duke Energy replacing light poles. Proposals: pavers around pool
and replacement of pool building roof.

Treasurer Report: Balance as of June 10, 2025 \$119,907.

New Business: The Board felt that the person cleaning the pool
restroom should have an increase in payment. Janet
made a motion to pay her \$50.00 a month, seconded by
Dena, motion carried.

We are working on getting a new roof for the pool building,
required by our HOA insurance. The pool may be closed
during construction. The light poles will be replaced in the fall
by Duke Energy. The unit owners are responsible for any trees
they plant and the roots from these trees. The owners are also
responsible for gutters and keeping them clean. Any
damage from not cleaning them is owners responsibility.

Meeting was adjourned at 6:30PM after a motion by Dena and 2nd
by Janet. Motion carried.

Minutes submitted by Janet Zelahy