

CARIBBEAN COVE ASSOCIATION, INC.

MINUTES OF THE MEETING APRIL 9, 2025

DATE/TIME: WEDNESDAY, APRIL 9, 2025 AT 4PM

LOCATION: POOL CABANA

The meeting was called to order by Gloria Reed at 4 PM.

A quorum was met with all board members present, Ivy G2, Dena I3, Janet H3. Residents present were Laurie F2, Deb C1, Babs H1, Jane E3 and Gloria Reed, Property Manager.

The notice of the meeting was posted on April 5, and sent via email on April 7, 2025.

President Report: We have hired someone to clean the pool restroom twice a month. Please try to use the vacant lots for your pets rest stops and don't forget to pick up after them. If you use the HOA trash cans please make sure that you put them out and bring them in on trash days. You may want to consider getting your dryer vents cleaned.

Treasurer's Report: Current balance as of 02/28/2025 \$144,489.95

Minutes of previous meeting on website. Approved

Insurance: The Board meets with the insurance company in August to determine what we think will be the premium for the following year. Our policies renew in February and April. The insurance company requested the type of electrical panels we have.

There have been recalls and problems with the Challenger panels. Many insurance companies will not insure homes with this type of panel. We have been informed that the pool cabana roof needs

replacing before our renewal.

The budget for 2025 was done in August of 2024. Since that time we have had 2 hurricanes. Repairs were about \$30,000. These expenses were not in the 2024 or 2025 budgets.

The landscapers gave us an estimate to redo around the pool of \$3050. Also for new sod in the front and side of each building of \$1800 per building. You can put in plugs but you must mark where they are so that they don't get run over by the mowers. All plantings must be approved by the board and ARC form must be approved.

We are working with the landscaper to improve the grass and plants. We all want a nice lush green lawn.

A motion to adjourn was made by Dena, seconded by Janet. Motion carried. Adjournment at 4:45PM.

Minutes submitted by Janet Zelahy