

WEST COVE A OPEN BOARD OF DIRECTORS MEETING via ZOOM; FEBRUARY 4, 2022

Attendees: Board Members Carol McEntee, Elizabeth Forshay, William Weeks and Terry Jones/Belle Terre Property Management was also present.

Owners: Sue and Paul Etkind, Norma Davis, Carol Armstrong, Craig Van Dyck

Board President Carol McEntee welcomed owners and opened the meeting.

Agenda:

Financials-William [Bill] Weeks

Mr. Weeks reported it is still early in the budget year; therefore, not much to report. He noted that Insurance will be over budget as the new premiums are not available when the proposed budget is drafted. The other unknown projections are sanding and snow removal cost for decks and roofs.

Terry Jones explained that Belle Terre has updated their management software. The new software allows owners to register to have access to their account in real time, make recurring payments [no fee] or make one-time payments [fee]. She confirmed a letter will be going out to all owners explaining the new options.

Snow Removal

Carol McEntee inquired if there were any comments/concerns regarding snow removal. Paul Etkind commented he thought Tony was doing a great job.

Trash Guidelines

Owners were reminded to follow the guidelines that were recently emailed to all owners at the request of the refuse contractor. It was noted the guidelines were not specific to just WCA, they went out to all condo groups.

Dog Signs

Terry confirmed they have received the replacement signs for the 2 Dogs Must be Leashed signs that were removed earlier in the season. She noted they would install the new signs with something more secure to help prevent easy removal.

Bylaws

Sue Etkind inquired where they stood with the revised Bylaws presented earlier. Terry noted the Association has a new attorney that has suggested drafting updated Declaration/Bylaws and appears to be more open with making more changes to remove old, outdated language. Terry suggested the Board and Bylaw committee may want to meet with the new attorney prior to moving forward. After a brief discussion, the Board asked Terry to reach out to the attorney to set up a meeting which Terry believed may be free based on earlier conversations.

Next Meeting

The next Board meeting will be an evening meeting; however, no date has been set yet. Owners will be notified in advance once a date has been set.

There being no other business to discuss, the meeting was adjourned.

Respectfully submitted,

Terry L. Jones, Recording Secretary