

Coventry Owners Association, Inc.

Annual Meeting Minutes

January 31, 2010

I. Call to order

President Jerry Hulshult called to order the annual meeting of the **Coventry Owners Association, Inc.** at **6:05 p.m.** on **January 31, 2010** at **Watson Realty, 12708 San Jose Blvd.**

II. Attendance

President Jerry Hulshult, Vice President Dan Ignarski, Treasurer Laurie Capece, Secretary Gina Parson, Members at Large, Linda Segal and Bonnie Watson were all present.

65 homeowners were represented, either by proxy or in person, resulting in a quorum.

III. Approval of minutes from last meeting

A motion was made to omit the reading of last year's annual meeting minutes. The motion was seconded and unanimously approved.

IV. Proof of notice of meeting

Hulshult offered the proof of notice of the Annual Meeting. Letters were sent out December 30, 2009, 30 days prior to the meeting, as required by Coventry covenants.

V. President's Report

- a) Hulshult gave a statement highlighting the progress and projects over 2009: Dues will be reduced to \$160 annually. Most of the homes are 20-25 years old and may be in need of fence replacement, roof replacement, etc., so residents need to take that into consideration in order to keep Coventry the beautiful neighborhood it is. Website has been reworked and newsletters will now be available on the website only. As architectural committee chairman, Hulshult discussed some approvals for improvements done this year, including sheds. He also stated that the Board enforces covenants, until a 60 day period has been reached. President then opened to the floor to question and comments.

VI. Treasurer's Report

- a) Capece gave a report on the revised proposed budget for 2010. A resident inquired about whether we would continue the use of CD's. Capece answered in the affirmative due to it being a better alternative to a regular savings account. Capece was complimented on the outstanding job she is doing. A motion was made by a fellow resident to approve the dues and 2010 budget. It was seconded and passed.

VII. Director Vacancies

Hulshult discussed a vacancy on the Board. One person was needed to fill the vacancies. Kathy Garrows expressed interest in becoming a Board member. A motion was made to approve the new member. The motion was seconded and passed.

VIII. New Business

- a) The Board has decided to replace the lighting at the front entrance with low voltage lights. A resident inquired about estimates and Capece informed us that the estimates were anywhere from \$700-\$1200.
- b) Ignarski discussed renewing the webhost contract for our website.
- c) Resident asked about the neighborhood mailboxes and whether they were going to be refurbished. The Board informed the residents that this had been looked into, but many different obstacles occurred in the proposed project. The Board will continue to look into the feasibility of this.
- d) A resident had a concern regarding a light post, which is leaning and in danger of falling. Suggested calling the city or JEA.
- e) Angela Walker gave a report on real estate in our neighborhood and the surrounding areas. Curb appeal and landscaping is very important, especially in the current market. Prices haven't bottomed out yet. The lot at the corner of Westberry and Flynn failed to gain approval for an assisted living center.

IX. Adjournment

A motion was made to adjourn the meeting at 6:34 p.m. It was seconded and passed.

Minutes submitted by: Gina Parson, Secretary

Minutes approved by: Jerry Hulshult, President