

Nature's Cove Association Meeting Minutes

July 3, 2022

Board Members in attendance:

Tony Floramo, Tim Mahler, Craig Rabideau, Joe Aurelio, Kelly Lish

Meeting was called to order by President Joe Aurelio.

Bylaws

Updates to the bylaws were shared:

1. No dogs or glass will be allowed in the pool area. The fine for non-compliance is \$50 per occurrence
2. Rentals will be allowed for a minimum of 90 days at a time. Previously the minimum rental period was 30 days. Further, a deposit of \$500 will be required to cover any costs or damage incurred by renters.

A proposed change to the bylaws was also presented for discussion. The proposed change is intended to minimize construction traffic during the peak summer months. It was suggested that any new construction that breaks ground in the fall would be under roof by early Spring and that no new construction would be initiated during the Memorial Day to Labor Day window. After some discussion, no action was taken.

Current Projects Update

Tony Floramo provided an update on several neighborhood projects:

1. The gates at both the front and back entrances to the neighborhood have been repaired and equipped with new motors and sensors. The addition of the remote sensors will allow owners and guests to program the code into a garage remote (or the garage controls on many new vehicle mirrors). To program the remotes a yellow learning button is pressed on the gate controller and synched with the remote.
2. Pool has been repainted and pool lights have been replaced.
3. The lawns and landscape are being maintained by Rod Kinzler and he has not increased his rate in 10 years. This year and next costs for maintenance of the common areas will increase.
4. The bridge to the docks is in need of repair. Materials were not available last off season but Tony expects the bridge will be rebuilt this fall. In the interim he asked that residents notify him if the condition of the bridge becomes unsafe and a temporary solution will be put in place.
5. Roads are maintained by the association and the board is investigating some options to extend the life of the current roadways without requiring a complete resurfacing.

6. The docks continue to be maintained and individual boards are being replaced as needed. Tim Mahler asked for input on a proposal to rebuild and refurbish the docks. The proposed project would include using Trex for the surface, sanding and refinishing the pylons and other improvements to the electrical. Total cost would be approximately \$3,300 per lot or approximately \$120,000 total.
7. The wetlands clearing project was started last winter and stopped because the ground never froze as anticipated. The board is continuing to work with the contractor to complete the work or to find an alternative to complete it.

Potential Improvements

Several potential improvements were briefly discussed:

1. Storage units could be built in the land behind the basketball courts with access from Blatchford Road. The proposal is for 8-12 units which could be used for storage of boat trailers, jet skis, or other equipment. Tim Mahler asked for thoughts from the members present at the meeting. Each unit would be individually owned and paid for by interested lot owners. No special assessment would be required.
2. The board is also considering using the last two dock areas to create a patio for seating on the lake. Tony mentioned that with new owners purchasing lots, we may not have the luxury of open slots, so the construction of such an area may be a moot point. Another proposal is to consider the possibility of creating additional docking for personal watercraft (jet skis) on the north side of the dock closest to the shoreline.

Finances

Kelly Lish provided a financial summary. The association currently has a balance of \$157,000, most of which is allocated to expenses already in the budget. The association is paying all its bills and is in good financial shape. New in 2022 is a payment system called CheddarUp which allows owners to pay online with no additional fees or costs to the association. The system was implemented for the first time this past January. One hundred percent of owners have paid their dues. In 2023 there may be another slight increase in annual dues to cover increased costs of maintenance. Details to come.

Neighborhood Expectations

There was discussion about neighborhood expectations. Remind guests of the rules of the association, such as no glass containers in the pool area, no dogs in pool area, being considerate of neighbors regarding noise after 10 pm, etc.

Board elections

Two seats of the five were up for election. Kelly Lish and Joe Aurelio were unanimously approved for the two positions. Other board members currently include Tony Floramo, Tim Mahler and Craig Rabideau.

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