

**Minutes of Special Meeting of the
Board of Directors of Cove Pointe Owners Association, Inc.**

Date: August 2, 2006
Time: 7:30 p.m.
Location: 338 Bunkers Cove Road, Panama City, Florida 32401
Attendance: Patrick Higgins, President; Chris Reiss, Vice President; Tom Neubauer, Secretary; Margaret Neubauer, Treasurer; Roger Spencer, Director and George Reiss, member.

The meeting was called to order at 7:05 PM by Association Vice President Chris Reiss.

- (1) **Financial Report:** The financial report and detailed a comparison of budgeted versus actual expenses was presented. A motion to approve the financial statements was adopted by unanimous vote.
- (2) **Landscape Maintenance and Irrigation:** The issues of landscape care and irrigation costs were discussed. It was decided that the association would obtain at least one bid to mow all lots as needed in the subdivision, and if the bid was deemed reasonable by Pat Higgins, the Board authorized him to have the work completed at the expense of the Association. Landscape irrigation expenses were also discussed. It was decided that the board would investigate the cost of drilling one or more wells and consider the alternative to paying for city water to irrigate the common areas.
- (3) **Drainage Issue:** Chris Reiss briefed the Board on the subject of drainage issues which became evident after recent rainstorms. Reiss reported that Steve Farrell and Mike Reid (BCI) reviewed the plans, spoke to the City and then met with Pat Higgins to discuss solutions.
- (4) **Erosion Near Association Dock:** The issue of recent erosion near the Association dock was discussed. It was decided that the Association would ask the landscape maintenance (Lawnsapes) to look at the problem and offer possible solutions. The board authorized a reasonable expenditure of association funds to address the problem in order to prevent further erosion.
- (5) **Report from Architectural Review Board:** Pat Higgins reported that a few sets of plans have been submitted and were approved. Applicants are asked to complete the plan submission form found on the Cove Pointe website and submit the plans and a general landscape plan along with the \$500 application fee.
- (6) **Park Improvement:** The subject of park improvement was raised by Margaret Neubauer. Pat Higgins suggested that the City would need to be consulted about their plans for the park before any initiative was taken with Association funds.
- (7) **Association Power Bills:** Chris Reiss reported that there were various power bills paid by Cove Preservation Partners, Inc., and by the Cove Pointe Owner's Association. Some confusion resulted when the accounts were transferred from Cove Preservation Partners, Inc., to the Association related to the street lights before the accounts were moved into the City's name. Chris worked out the

adjustment and reported that Cove Preservation Partners paid the Association \$74.93 in the previous month.

- (8) **Abandoned Boat:** Tom Neubauer reported that Holton Harders was involved with the removal of the abandoned workboat beached on Cove Pointe. Upon the request of Steve Goodwiller, Holton had contacted the registered owner directly and was satisfied that the owner was willing to relinquish ownership. Holton (H.G. Harders Co.) agreed to use a crane to lift the boat to minimize any environmental impacts.

The meeting was adjourned at 8:15

Submitted for record August 5, 2006

Cove Pointe Owner's Association, Inc.

A handwritten signature in black ink, appearing to read "Tom Neubauer". The signature is fluid and cursive, with a large initial "T" and "N".

Tom Neubauer
Secretary