

## *Green Cove Resort 1* *July Newsletter*



### **Annual Meeting**

Our Annual meeting was held Saturday, June 11th. **Unfortunately, we were short 21 owners to make a quorum to hold an official meeting.** Under our current bylaws, a quorum is defined by a majority of all owners (50% + 1) present in person or by proxy at the meeting. We proceeded with an unofficial meeting to share information that was prepared, such as an update on the first phase of the plumbing project and a discussion on possible ways to fund the second phase of the plumbing project. (See attached letter). Joe Horstman, the only candidate who applied for the open seat on the board, spoke briefly about his desire to use his background in finance and accounting to help the board continue to make positive improvements. Joe has been appointed by the board to serve. A possible rewording of the amendment to the bylaws which redefines a quorum was discussed. (More information in the coming months.) **A HUGE thank you to Gary Cromley, who has completed his term on the board of directors!** Gary's quiet leadership and solid decision making was a great asset in mentoring two new board members last year. **A big thank you to Jim and Deb Mazanec for chairing the nominating committee the past three years!**

### **Summer Fun! Mark Your Calendars!**

The social committee and welcome committee are pleased to report that the Yard Sale, Meet and Greet, First Foodtruck Friday (pictured above), and the picnic following the annual meeting were a big success! But wait....there's more.....mark your calendars....

**Friday, July 1st 5:00 pm-7:00 pm: Food Truck Friday** (Food truck purchases and games at the Pavilion)

**Monday, July 4th 10:00 am: Golf Cart and Dog Parade** (Get those decorations ready!)

Those interested should meet at the parking lot by the pool. The parade route will go around Teal Bend. A prize will be awarded for "best dog" and "best golf cart".

**Friday, August 5th 5:00 pm-7:00 pm: Food Truck Friday** (Food truck purchases and games at the Pavilion)

**Friday, September 2nd 5:00 pm-7:00 pm: Food Truck Friday** (Food truck purchases and games at the Pavilion)

### **Get Involved**

Please email the committee chairpersons listed below if you would like to help.

Landscaping Committee Chair: Mike Hammer at [hammdown@yahoo.com](mailto:hammdown@yahoo.com)

Social Committee Chair: Frank Aglioti at [franklisa4@sbcglobal.net](mailto:franklisa4@sbcglobal.net)

Welcome Committee Chair Glenda Owens at [glendaowens@howardhanna.com](mailto:glendaowens@howardhanna.com)

### **Dumpster Etiquette**

Please break down all boxes and materials and place them **inside** the dumpsters. Each owner is responsible to pay any additional fees charged to haul away large items.

### **News from our Dockmaster**

Contact dockmaster Rick Hill with questions or concerns. He can be reached at [dockmastergc@gmail.com](mailto:dockmastergc@gmail.com) or 330-201-2413. All non-emergencies will receive a response as soon as possible.

### **News from our Property Manager**

**Concrete Work:** The replacement of broken up concrete at Buildings 2, 4, 7 and 28 has been completed. **Plumbing:** The replacement of main shut off valves, expansion tanks and pressure reducing valves has been completed. Plans are now being discussed to finish replacement of all components of water mains in crawl spaces (phase 2 of the plumbing project).

### **Pool and fish house keys**

If you are selling your unit, it is your responsibility to leave the key in the unit for the new owner. If you need a replacement key for any reason, please contact Gary Newman at 419-707-0550.

### **Pool Rules**

Children under the age of 14 must be accompanied by an adult when entering the pool area. No glass bottles or food inside the pool area please.

### **News from our Bookkeeper**

Please write your condo address in the memo line of your check when sending in your quarterly assessments (dues). In addition, write the purpose of the payment for other items.

**A reminder that those who rent their unit need to pay \$1.00 per day of each rental, according to Article 4, Section R of our Declaration of Ownership.** Any billing questions may be directed to Sara Hanselman at [hanselmansj@yahoo.com](mailto:hanselmansj@yahoo.com)

### **Current Audit Completed**

A full audit was completed from May 2021 to May 2022. The audit showed that we are in good standing. A copy of the audit can be found on the website at [greencoversort1.net](http://greencoversort1.net). For those who receive the newsletter electronically, the audit will be attached.