

Green Cove Resort 1
April Newsletter



Early Spring Weather Reminder

We are all anxious for warmer temperatures right around the corner, but **make sure your heat is set at a minimum temperature of 55 degrees throughout the early Spring season.** Please do your part! Water pipes freezing and then thawing cost us all a great deal of money and inconvenience!

Notice of Annual Meeting

Our Annual meeting is scheduled for Saturday, June 11th at 4:00 pm in the Pavilion.

Please make every attempt to attend or turn in your proxy vote! **We need a majority of owners present in person or by proxy to have a valid election!** We will have a potluck dinner following the meeting.

There will be a vacancy for one member of our Board of Directors. If you are receiving your newsletter electronically, a nomination form and proxy form will be attached to the newsletter. Nomination forms and proxy forms can also be found on our website at greencoversort1.net under the "Important Documents" tab. Serving on the Board of Directors is an important volunteer position. Using a nominated Board of Directors saves our association a great deal of money by not using a management company. If you feel you have great ideas or a specific skill set that would benefit our association, please consider running for the vacant seat. **If you are interested in running, please send your nomination form to the Nomination Committee by May 10th to greencoversortone@gmail.com.**

Summer Fun! Mark Your Calendars!

In addition to our annual meeting followed by a potluck dinner, committee members are working to make 2022 an enjoyable experience at Green Cove. Please mark your calendars for the following dates :

Saturday, May 28th 9:00 am-3:00 pm: Yard Sale in the Pavilion

Rent a table for \$15. Proceeds from the table rental go directly into a fund for the social committee to provide refreshments at upcoming events. If you want to skip the hassle of attending to your table all day, you may donate items to the table the social committee will run. Again, any funds made from the yard sale only go towards future social events. To reserve a table, mail your check for \$15.00 to Green Cove Resort 1, 6397 Teal Bend, Oak Harbor, Ohio 43449. Please put "yard sale table rental" in the memo. Checks can also be placed in the black box on the West wall of the pavilion.

Saturday, May 28th 5:00 pm: Meet and Greet for new owners (All owners welcome!)

Friday, June 3rd 5:00 pm-7:00 pm: Food Truck Friday (Food truck purchases and games at the Pavilion)

Saturday, June 11th 4:00 pm: Annual Meeting with Potluck Dinner following the meeting

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!)

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)

Possible Date in October for end of Season Party TBA

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

Social Committee Chair: Frank Aglioti at franklisa4@sbcglobal.net

Welcome Committee Chair Glenda Owens at glendaowens@howardhanna.com

Individual Remodeling Projects

Please break down all boxes and materials and place them **inside** the dumpsters. Republic Services charges our association extra for large boxes and items left outside the dumpsters. Contact Republic Services at 800-234-3429 to schedule a special pick up of oversized items such as carpeting, furniture, appliances, etc. Each owner is responsible to pay any additional fees charged to haul away large items.

You may send your remodeling plans in advance to greencoveresortone@gmail.com for approval. There have been past projects that did not comply with our by-laws and it makes it difficult for everyone involved to address the issue once the project has already begun. This includes any work to your exterior closet in the carport or "trading closets"

News from our Dockmaster

Send your current proof of boat insurance to Rick Hill at dockmastergc@gmail.com or mail to 6397 Teal Bend Oak Harbor, Ohio 43449 before you place your boat at your dock for the season. **Please include your unit number on your proof of insurance.**

Stickers will be delivered to your unit or mailed upon request, after showing proof of insurance. Please remember to fill out the Owner's Contract for Boat Rental available on the website under the "Marina Rules and Dock Rental" tab if you are interested in renting your dock. Contact dockmaster Rick Hill with questions or concerns. He can be reached at dockmastergc@gmail.com or 330-201-2413. All non-emergencies will receive a response as soon as possible.

News from our Property Manager

I would like to thank those owners that responded to "dripping" water in their showers to possibly help alleviate water freeze ups. Thank you to those who gave me permission to check the units for thermostat temperature. I hope by allowing me to do that gives you some peace of mind.

Upcoming projects that we are looking at: **Concrete Work:** Replacing broken up concrete at Building #'s 2, 4, 7 and 28. Once the snow and ice are gone we will do another walk through and see if we can take care of any others with money budgeted for this year.

Plumbing: We are currently working on replacing defective worn out 40 year old main shut off valves, expansion tanks and pressure reducing valves. After this is completed we will once again record information to see if we have reduced and stabilized the problematic leaking issues. Once information is compiled, assessment of finishing replacement of all components of water mains in crawl space will be discussed.

More information will be available at the June 11th Annual Meeting.

Thank you,

Gary Newman

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.

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