



## *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 10th at 4:00 pm in the Pavilion.**

Please make every attempt to attend or turn in your proxy vote! **Per our newly revised bylaws, a quorum is defined as a majority vote of those in attendance in person or by proxy. We no longer need a majority of ALL owners.** 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 the main page of our website at [greencoversort1.net](http://greencoversort1.net). 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](mailto:greencoversortone@gmail.com).**

### **New Collection Policy**

A new Collection Policy has been approved by the Board of Directors and goes into effect April 1st, 2023. The late fee for invoices paid after 30 days of their due date are now subject to a \$50 per month late fee. Please begin to look for your quarterly invoices approx. 15 days before each due date in the mail or email. Please check your spam if you have not received your invoice. Quarterly assessments are due January 1st, April 1st, July 1st, and October 1st. If you currently receive your invoices in the mail and would like to have your invoices emailed instead, please contact [hanselmansj@yahoo.com](mailto:hanselmansj@yahoo.com) to request the change.

### **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.

### **Resort 1 Removed From the Flood Zone**

If you would like FEMA documentation to provide to your lender as proof that we are no longer in the flood zone, go to [greencoversort1.net](http://greencoversort1.net) under the "Important Documents" tab to download the necessary document.

### **Be a Good Neighbor**

Please pick up after yourself and your dogs. A little courtesy goes a long way! 😊

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

**Saturday, May 27th 12:30 pm:** Free boat inspections by Division of Watercraft  
(RSVP on the sign up sheet in the pavilion or by email at [greencoveresortone@gmail.com](mailto:greencoveresortone@gmail.com))

**Saturday, May 27th 5:00-7:00 pm:** Food Truck

**Saturday, May 27th 6:00-9:00 pm:** Beginning of season social with dancing and DJ

**Saturday, June 3rd 9:00 am-2:00 pm:** Yard sale at the Pavilion. Table rental \$15.

**Saturday, June 3rd 5:00 pm:** Meet and Greet for new owners (All owners welcome!)

**Saturday, June 10th 4:00 pm:** Annual Meeting with Potluck Dinner following the meeting

**Friday, June 30th 5:00 pm-7:00 pm:** Food Truck Friday

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

**Friday, August 4th 5:00 pm-7:00 pm:** Food Truck Friday

**Friday, September 1st 5:00 pm-7:00 pm:** Food Truck Friday

**Saturday, September 2nd 12:00 pm:** Owner Appreciation - Poolside treats!

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

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)

## **News from our Property Manager**

**Phase 2 of the plumbing project is now complete in 11 buildings with new water main lines and shut off valves.**

**You must send your remodeling plans in advance to [greencoveresortone@gmail.com](mailto: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” Please break down all boxes and materials and place them **inside** the dumpsters. Owners who are undertaking large remodeling projects should consider the rental of a separate dumpster.

## **News from our Dockmaster**

Send your current proof of boat insurance to Dockmaster Christine McKim at [greencoveredockmaster@gmail.com](mailto:greencoveredockmaster@gmail.com) or mail to 6397 Teal Bend Oak Harbor, Ohio 43449 before you place your boat at your dock for the season. **Include your unit number on your proof of insurance.** Upon submitting a copy of your proof of insurance, contact Christine at [greencoveredockmaster@gmail.com](mailto:greencoveredockmaster@gmail.com) to make arrangements to receive your boat sticker. Please remember to fill out the Owner’s Agreement for Dock Rental available on the website under the “Marina Rules and Dock Rental” tab if you are interested in renting your dock. Contact Dockmaster Christine McKim with questions or concerns. Please note the following rule taken from our Owners’ Handbook regarding the parking of boat trailers, etc.

1. There is no parking or driving of any vehicle on the grass and/or Common Elements of the Association. There is no parking of any boat trailers, trailer coaches, house trailers, mobile homes, motor homes (Class A, B, C), pop-up trailers, travel trailers, utility trailers, automobile trailers, camp cars or any other similar vehicles except to load or unload.

## **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)