



Green Cove Resort 1 April Newsletter

Property Management Update

All owners with an email on file were notified on February 18th that our Property Manager, Gary Newman, resigned. We wish Gary all the best as he moves to a new role outside of our community, and thank him for all he has done. Since then, the Board has looked at several options, and has determined that the most cost efficient solution is to move the administrative and management part of Gary's job to a property management company. The idea is that the money saved can be used for actual maintenance work and property improvements. We understand that this takes the "personal" approach away, but we also understand that when given a choice, we would all agree that funds are better used for repairs and upkeep of our buildings. Beginning April 1st, M2 Management will be used to process our finances AND our property management for maintenance requests, emergency repairs, etc. Look for more information coming soon from M2 Management. They can be reached at info@m2mgmt.com or 330-220-1100. The phone number that used to be answered by Gary Newman will be disabled as of April 1st.

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 8th at 4:00 pm in the Pavilion.

We will have a potluck dinner following the meeting. Please make every attempt to attend or turn in your proxy vote! The purpose of a proxy vote is to give another owner or the Board of Directors the authority to cast a vote in your absence. **A proxy form is not the same as a ballot to cast a vote for a new Board Member.** Those ballots are only distributed during the annual meeting. There will be a vacancy for one member of our Board of Directors.. If you are receiving your newsletter electronically, a nomination form (to express your interest in running for the vacant seat) and proxy form will be attached. Nomination forms and proxy forms can also be found on the main page of our website at greencoversort1.net. Serving on the Board of Directors is an important volunteer position. 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 8th to greencoversortone@gmail.com.** There is currently an amendment to our bylaws still pending to increase the number of members on our Board of Directors from 3 to 5. In spite of numerous efforts to secure consent ballots from 75% of all owners either in favor or not in favor of increasing the Board to 5 members, it is unlikely that we will have a sufficient number of consent ballots in time before the June 8th annual meeting. There will be additional discussion and an opportunity to vote for or against the amendment at the June 8th meeting if you have not done so yet.

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 email greencoversortone@gmail.com. There is an additional cost for replacement keys.

Be a Good Neighbor

Please pick up after yourself and your dogs. Break down all boxes before placing them in the dumpsters. If a dumpster is full, use another one. DO NOT place trash on the ground next to the dumpster. A little courtesy goes a long way! 😊

Summer Fun! Mark Your Calendars!

Friday, May 24th 7:30 pm - Bingo at the pavilion

Saturday, May 25th 6-8 pm – Getter Loaded Food Truck with Dancing and DJ from 7-9 pm

Saturday, June 8th – Annual Meeting at 4 pm with Picnic afterwards

Saturdays, June 1st, 22nd, 29th at 9 am - pickleball lessons and open play

Friday, June 28th 7:30 pm - Bingo at the pavilion

Saturday, June 29th 6-8 pm - Holly's Homemade Eats Food Truck

Thursday, July 4th 10 am - Golf cart, dog, and bike parade

Saturday, July 6th - Tentative Euchre Tournament pending interest

Saturday, August 3rd 6-8 pm – Holly's Homemade Eats Food Truck with Bingo at 7:30 pm

Friday, August 30th 6-8 pm Extreme Cuisine Food Truck

Sunday, September 1st Time TBD - Cornhole Tournament by the pool

All events are sponsored by our Social Committee. If you would like to volunteer for the Social Committee, please email greencoversortone@gmail.com.

News from our Dockmaster

Send your current proof of boat insurance to Dockmaster Christine McKim at greencovedockmaster@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.** Marina stickers for condo owners and guests will be delivered to the condos unless other arrangements are made with the dockmaster. 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. Owners who rent their units during peak fishing season are reminded to convey our rules and regulations to your renters:

- Trailer parking is limited to 72 hours per week.
- Trailers and vehicles must be parked only in assigned spaces .
- Fish may not be cleaned in car ports.

Our Season Begins April 1st

Our docks will be back in the water later this month. The exact date is weather dependent. Our fish cleaning stations are scheduled to open April 1st.