

Green Cove Resort 1 October Newsletter



Pictured above are Board President Dennis Lantzy and Vice President Joe Horstman at the Owner Appreciation event held Labor Day Weekend. For more pictures and important information, please visit our website at greencoversort1.net.

Our Summer Season in Review

A huge thank you to the Social Committee for bringing many enjoyable activities to Green Cove this past season! Owners enjoyed our First Friday Foodtrucks, Memorial Day Garage Sale and Meet and Greet, the Picnic following the Annual Meeting, the 4th of July Golf Cart and Pet Parade, and Owner Appreciation treats served Labor Day Weekend. Thank you to Landscape Committee Chair Mike Hammer and all those who volunteered at our Fall grounds clean up day held September 10th. A special thank you to our crew that kept the pool and fish cleaning stations clean and running this Summer!

News from our Property Manager

Many of you have commented on the visible improvements to our property recently. This past year, four buildings received new concrete in the carports, one building received a new roof, and one building received new siding on the North side of the building. Several buildings had siding repairs due to storm and wind damage. This past year also saw noticeable improvements in the number of water leaks in each building due to the installation of main shut off valves, expansion tanks and pressure reducing valves. **Phase 2 of the plumbing project will begin late Fall and will include:** Replacing the remainder of the 1-1/2" main line that runs the full length of the building in the crawl space with new piping that will be heat taped and insulated. Installing new 3/4" branch lines off of the main line and connecting to existing pex right before it goes through floors. The branch lines will have new shut off valves installed (in the crawl space) and will also be insulated. The water spigots will also have new lines and new shut off valves and will also be insulated. All of this work will be in the location of the crawl space. This will not affect any work that you may have done previously such as shut off valves in carport closets or in units behind the bath tubs.

Improvements to Group Property

Several people have also commented on the noticeable improvements to Group owned property such as the flower beds around the pool area. Dennis Lantzy, Group President, will continue to work with the Group Board to make necessary improvements.

Bylaw Amendments Passed

As of July 28th, 2022, Unit Owners representing 79 % of the Association's voting power have voted in favor of Amendment A, which will change the date of the Annual Meeting from a Monday to any day during the second quarter. Unit Owners representing 76% of the Association's voting power voted in favor of Amendment B, which redefines the quorum (or majority of the vote) to be a majority of owners present at the Annual meeting in person or by proxy. Per our attorneys, we will be sending the full bylaw amendments to each owner once the amendments are filed with the Ottawa County Courthouse. **We will continue to hold the Annual Meeting on a Saturday in June and will continue to notify all owners several months in advance of the meeting date along with a proxy form.**

Keeping Carports and Stairwells Clean

Please do your part! It is a health and safety hazard to block stairwells and carports with trash and other items in the event that EMS or the Fire Department needs to enter a unit quickly. The area in front of the crawlspace must also be clear for plumbing projects.

Rental Policies Enforced

Your Resort 1 Board of Directors are committed to making our community safe and enjoyable for all owners. This includes the enforcement of our Bylaws with respect to the rental policies. Many owners have expressed frustration over owners who do not communicate our rules and regulations with renters causing problems with noise, parking, etc. and a high turnover from night to night with different renters, which is also against our Declaration of Ownership. 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.

News from our Dockmaster

Dockmaster Randi Stoneburner would like to thank everyone for their cooperation in turning in proof of boat insurance. Randi can be reached at rls6278@gmail.com or 419-707-0546.

Remember that ALL boats must be removed from the docks by October 31st. This includes the finger docks. Our time for dock repairs is limited due to winter weather.

Preparing For The Fall and Winter Season

Please make sure your heat is set at a minimum temperature of 55 degrees throughout the late Fall, Winter, and early Spring seasons. The heat must remain on and maintenance will have to enter your unit if the heat sensor located in the carport area indicates that your heat is turned off. If you have a water shut-off valve in your outside closet, please turn your water off. Please do your part! Water pipes freezing cost us all a great deal of money and inconvenience!