

Green Cove Resort 1 July Newsletter



Annual Meeting

Our Annual Meeting was held Saturday, June 10th. Members of the Board of Directors are Jay Majka, President; Mike Hammer, Vice President; and Lisa Aglioti, Secretary/Treasurer.

Unfortunately, many questions were not able to be answered during the meeting. **Each owner deserves to have a format in which questions can be answered and a resolve can be reached working together. Please join us for an informational meeting on Saturday, July 1st at 10:00 am in the pavilion as our first step towards this important process.** At the Annual Meeting, interest was expressed in forming a committee to evaluate our Owners' Association Handbook as it relates to our Bylaws and Declaration of Ownership. Please email greencoveresortone@gmail.com if you would like to serve on this or any other committee. Thank you to the many owners who helped with the picnic following the meeting and the social events that have already taken place this season. A HUGE thank you to Gary Cromley who completed the vacant term of Board President from February until June 2023 and for volunteering countless hours towards improvement projects around our property!

Summer Fun! Mark Your Calendars!

Friday, June 30th 5:00 pm-7:00 pm: Food Truck Friday and games at the Pavilion

Saturday, July 1st 10:00 am: Informational Meeting at the Pavilion.

Come share an hour and a doughnut with the new Board of Directors.

Sunday, July 2nd 10:00 am: Golf Cart, Bike, 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", "best bike" and "best golf cart".

Friday, August 4th 5:00 pm-7:00 pm: Food Truck Friday and games at the Pavilion

Friday, September 1st 5:00 pm-7:00 pm: Food Truck Friday and games at the Pavilion

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

News from our Property Manager

Plumbing: The replacement of all components of water mains in crawl spaces (phase 2 of the plumbing project) is now complete in 14 of our 31 buildings. Several repairs were made to roofs and siding due to the high winds this past Spring. Please break down all boxes and materials and place them **inside** the dumpsters.

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 Dockmaster

Thank you to those who have been submitting their insurance and renewals and putting the sticker on their boat. We have had a couple of instances this year of out of state people renting one condo and bringing more than one boat, then tying up to docks without permission, and without submitting proof of insurance. The stickers make it easy for me to spot the boats that are supposed to be here. As of 6/10 there are still 20 boats without stickers. I have the insurance information for most of these. For the few that have not, I am working with the board to get resolution. We currently have 35 rental docks. 17 are rented. 18 are unrented. Of the 35 docks, 11 are owned by the HOA and 24 are owner docks. Of the 11 HOA docks, 6 are rented, 5 are not. Of the 24 owner docks, 11 are rented, 13 are not. When an owner dock is rented, 50% of the funds taken in will be credited toward the owners HOA dues for the fourth quarter. I normally let the prospective renter choose the dock they would like from those available. If they are from out of town and not familiar with the resort, I find out what their needs are and suggest the available docks that most suit their needs. My goal is to make the experience positive so that they rent again in future years. I think the reason that more docks are not rented is that our rates are higher than others in the area (based on feedback from prospective renters) and that we do not advertise the availability of docks to rent. I am not on Facebook, but anyone who is can spread the news to help generate more interest. If you find a prospective renter for your dock that way, have them contact me and I will handle all the administrative details to assign them the dock. In the meantime, I look forward to working with the new board to see what we can do to get more rentals. I can be reached at

greencovedockmaster@gmail.com.

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. Please submit your \$1.00 per day rental fee quarterly. Any billing questions may be directed to Sara Hanselman at hanselmansj@yahoo.com

Remodel Proposals

As our buildings get older, we understand that there will be more requests for remodeling projects, particularly to enclosed porch areas. Please see page 16 of the Owners' Association Handbook for full details, which can be found on our website at greencoversort1.net

- Alterations or additions to the exterior of a Unit are prohibited without the prior review and written approval of the Board of Directors. A written request and professional site plan drawings must be submitted to the Board of Directors at greencoversortone@gmail.com.