

Green Cove Condominium Resort 1 Owners Association

April 2021 Newsletter

Dear Owners:

Looking forward to 2021? Yes, we are. The Board of Directors have been busy. But first we want to thank the folks that have been working hard behind the scenes. Our Advisory Committee, Jim and his crew have been outstanding, providing guidance, and definitely intellectual experience to the Board. Frank and Lisa took on the responsibility of being our Welcome Committee. The letter they put out for our new owners is comprehensive and appreciated. As you know, just a few people can't do it all. Let's move into what we have been doing this winter.

Owners' Handbook Rules and information:

If you have ever tried to read the Declarations of Ownership, Bylaws, and Supplements, you know it can be a daunting task. The Handbook is easy to read, comprehensive, and will be the go-to document all things Green Cove. The Handbook was created using the above-mentioned documents, the only thing that is new is the collection and enforcement policy. Please take the time to get familiar with its contents. If you need another copy, you will find it on the web site.

Owners with Renters:

The Handbook also contains rules for renters. Please post these in you unit. You neighbors and the Board of Directors are not a management company. You are responsible for any issues the renters may cause.

Annual Meeting:

The annual meeting, which is for the purpose of electing officers and updating owners for all things Green Cove. We are planning for at the Pavilion; written notice will be going out. I really want to encourage any owner to take a turn on the Board. It really is a great way to get to know your neighbors and all things Green Cove.

The Advisory and Welcome Committee will be having a get together for the new owner's on June 12th. More on that from the Advisory Committee.

I know many of you came to both Annual meetings last year. We appreciate the effort made to come to both meetings, we still did not have a quorum to complete a vote for an officer. As a result, at this year's Annual Meeting, we will be voting for two officers, one two-year term, and a three-year term. If you are interested in being on the board, there is a nomination form on the web site owners' page. Please get this in and it will be forwarded to the Nominating Committee. How are we going to get a quorum this year? Please read on.

Bylaws Change:

All of the owners should have received a letter, a ballot, and a SASE. The Bylaws currently state that elections of officers require a 75% of the owners to be a quorum at the Annual Election. The purpose of the Bylaw change is; the owners of good standing in attendance, or by proxy constitute a quorum. This will give the Board of Directors continuity year to year, whether it is reelecting or electing a new Board Member. Please!!!! Get these returned in a timely manner. We need a large majority to get this changed.

Dock Rental 2021:

If you want to rent your dock separate from your unit, please complete the "Letter of Understanding" which is on the web site. There was some confusion with payments and this should clear it up. Your dock must be rented through the Association. This ensures the renter has insurance, and will be contractually obligated to comply with all marina and HOA rules.

If your dock was rented last year, it doesn't mean it will be rented this year. You must contact the Dock Master with the letter to get on the dock rental list. The Letter of Understanding can be dropped off at the Pavilion mail box, mailed to 6397 Teal Bend, or scanned and emailed to the Dock Master at: Greencove_resort1dockmaster@yahoo.com.

2021 Planned Maintenance:

Instead of roofs, we are planning on replacing siding and trim, and will continue working on the plumbing. Dock refurbishment will continue in the fall. The Board is looking forward to supporting the Advisory Committee with some volunteer work in the spring.

Advisory Committee:

After being appointed by the Board of Directors in 2020, the Advisory Committee has moved forward with the creation of a Welcome Committee, which is Chaired by Lisa and Frank Aglioti. They can be reached at franklisa4@sbcglobal.net if you are interested in serving on that Committee. The Welcome Committee has planned a Meet and Greet for Saturday, June 12, 2021 at 7:00 pm in the pavilion. Light snacks will be served. All owners are invited to attend to get to know our newest owners and connect with all residents of our community.

SPRING CLEAN UP DAY

**Make Saturday, April 10, 2021 Community Clean-up day at Green Cove Resort 1!
(Rain Date April 17th)**

The sun is shining and it looks like it is finally time for spring cleaning!

We encourage all homeowners to join your neighbors on Saturday, April 10th from 1:00 - 4:00 PM at the Green Cove Community Center on Harris Harbor Road to begin the cleanup of the common areas in the Association.

Stick around for a hot dog when we are done!

We plan to start with the common areas, to include channel banks, around dumpsters and fish cleaning stations and grassy areas around units, picking up trash, branches and twigs, making note of areas that may need additional attention. We will bring those suggestions to the board.

Please bring buckets, rakes, trash bags, gloves and anything else you may need.

Please text or call Jim Mazanec at 330-603-1034 or at dextras1976@yahoo.com if you are interested in participating in the cleanup efforts.

Best Regards,

Gary Draeger at 419-707-0199. The officers can be contacted at 419-707-0550.

Gary Cromley/ President

Kathy Lerch/Vice-President

Larry Krasniewski/ Secretary Treasurer