

Green Cove Resort 1 Owners Association

January 2021 Newsletter

Dear Owners:

First, the HOA had several unit sales this year, and the Board of Directors would like to take this opportunity to welcome our new owners. The Welcome Committee will be sending out a letter providing information about the Resort.

As you know 2020 was an unprecedented year due to Covid-19. We are hoping and planning for 2021 to be better. Even though we had a few low moments, we also managed to get a few things done.

Here is a short list of things the HOA managed to accomplish. Two roofs were replaced. Teal Bend was resealed. Foundation work on Buildings 1, 4 and 6 was done. The stairwell dormers were caulked and painted. Several water shutoff valves installed and plumbing replaced. About half of "A Pier" was repaired and painted. Five docks are out being refurbished and will be installed in the spring. A few dock approaches were repaired. The bank along the canal had additional rock installed. The annual audit was accomplished without any findings. The Reserves are being funded and are fully funded. We have been working on the 2021 budget which will be posted on the web site. Here is a list of things we are planning for 2021.

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.

We are also planning a Spring Cleanup of the property in early April. We would plan to spend no more than 4 hours on a couple of Saturday mornings on cleanup/minor landscaping projects. If you are interested in participating in the cleanup, have ideas for a cleanup project or would like to get involved with Green Cove I Committees in any other way, please contact Jim Mazanec at 330-603-1034 or at dextras1976@yahoo.com

Winter is coming:

This is a reprint from last year, but all this information is important. The entire heat protocol document can be found on the web site.

Electrical Power:

If you have a renter, and that person is paying the electricity, you as the owner must have an “**Owner Allocation**” agreement on file with Toledo Edison to ensure the power is not turned off when they leave. You are responsible for damage to your unit. If the damage extends to your neighbor, you are responsible.

Letting the water drip:

If you are leaving the property for an extended period, **do not let the water run**. If the drains freeze, it’s like having a busted pipe. You are responsible for the damage.

Heat:

The heat must be on and set at least 55 degrees. Many of the upstairs units have their water supply running through the ceiling. If you close off a bedroom hoping to save some money, you may find the ceiling and insulation lying on the floor. Heat the entire unit, except for three season porches.

Turning the water off to the unit:

I recommend you turn the water off to your unit if you are leaving for an extended period of time. A busted pipe to an appliance like an ice maker can cause severe damage. Most shutoffs for the upper units are in the car port closet. Downstairs may be in an area close to the bathroom. If you don’t have a shutoff, or need help finding it, give Gary a call. Our goal this year has been to install shutoffs. Our contractors have done well and installed several shutoffs. We are about 55% complete. Your heat must remain on to protect the drywall and other structure from mold.

Light Bulbs in the Carports and Stairwells:

Maintenance has been working on getting the bulbs to work on several buildings. A few things have been discovered: The HOA did get a batch of bad bulbs and are they not lasting very long. Some of the owners have turned off circuit breakers or turned their heat off. Maintenance will be reminding owners these items must be left on.

Annual Meeting:

The Annual Meeting for the owners will be held on Saturday June 12th at 3:00 PM at the Pavilion. Because we didn't get enough voting members or proxies to make a quorum, one Board member was not elected. One Board member agreed to stay on until the next election. Because each Board member serves a three-year term, this year two board members will be up for election. The person getting the most votes will be for three years, the other two years.

If you are interested in being on the board, you may send your resume to the Board or Advisory Committee, and it will be forwarded to the Election Committee. A reminder will be mailed out with a proxy in the coming months. This is your Association, please support it.

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.

We're confident that 2021 will be a better year. Keep your heat on, turn your water off if you have a valve, and we'll see you in the spring.

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