

Little Whale Cove Condominium Owners Association

Board of Director's Meeting

June 11, 2024, 10AM Recreation Center Library

Meeting Notes/Agenda:

- A. Quorum established at 10:02 with Scott, Judy, John and Don. (Missing Steve).
- B. Approval of April 9th minutes saved for next meeting.

New Business:

1. Deck extension for MH #6: Discussion with owners and board. Scott suggests checking Phase I and Phase IV of COA original docs. Suggestion to contact contractor to view project and to look at the situation, after measuring with county maps. Payment options being explored do not include owner expense, as current owners did not cause problem. Don suggested need for construction plan cost estimate. Our COA board will work on figuring out funding. John pointed out the approach and timing should expediate the sale of 1286 MH#6. Board members (Judy, John) will assist with looking at boundary for original deck and overseeing the work. Judy will get maps to look up deck measurements, such as in relation to decks of condos on either side of MH6, since all have same deck point of contact with LWC common area line on the plat map.

Further discussion on use of volunteers. (Some have already volunteered.). John pointed out that all COA decks need to be considered, moving forward, such as by AC. **John moved and the board formally accepted looking at deck boundaries to follow a plan to restore the deck to its original size with needed fixes. Motion carried, 4/0.** (Owners have subsequently arranged for a contractor to look at the deck restoration situation on June 18th.)

2. Discussion on recent MOU revisions, for combining both Innisfree and LWCCOA into one MOU statement, to be signed by all three boards. Our board stands by the revision we previously agreed to by vote, for which we eliminated a paragraph relating to the 12 Meadow Houses. Board voted not to accept Gene's May 31st May 31st joint LWCCOA/Inisfree MOU revision. John pointed out that we still do have an active, standing MOU between LWCCOA and LWCHA. Giving the LWCHA reserve committee perspective, John also pointed out that all LWC asphalt, repair and replacement, will be covered by the LWCHA as long as the paved access benefits more than 1 unit or parcel. John added that resealing happens every 6 yrs.
3. Safety committee building is being reverted back to Inisfree, which is holding the shed as a legal retainer for reserving funds. Discussion on impact of future use of shed building on Meadow Houses, parking, garbage area, etc.
4. COA budget: Dena will be sending out final budget revisions to homeowners. Payment schedule is in line with LWCHA's mailouts and payments.

Next LWCCOA board meeting July 9th—then quarterly. Adjourned at 11:35.