

Trinity Cove Improvement Association, Inc.

Board of Directors Meeting

AGENDA

August 15th, 2020

****Due to the Covid-19 pandemic, the BODs meeting will not be open to the public. We are working on having the meeting streamed on Social Media by one of our POs.**

We are assembled to transact business of mutual benefit of the Trinity Cove Improvement Association. Please do not let petty jealousies or trivial personalities influence our deliberations. Let us always uphold the obligations of unselfish membership.

Notifications to address the Board, by a member in good standing, must be received no later than three days before the scheduled meeting. Forms are available in the office or by contacting a Board member.

- Call to order, Attendance, Quorum Verification, Prayer
- Reading and Approval of the Minutes of the July 18th, 2020 Board Meeting
- Treasurers Report: Don Kargel
- Office Manager Report: Sharon Deming
- President's Report – Leslie Barnard
- Committee Reports
 - Deed Restrictions Enforcement– Vickie Ward
 - Architectural – Vickie Ward
 - Road Report – Carl Schmidt
 - Community Events – Janelle Schmidt
 - Special Projects – David Dominie
- Old Business/New Business
- Nomination Committee – Odis Murphy
 - Announce Candidate Slate
 - Membership – Candidate Nomination(s) from the Floor
- Request to Address the Board
- Adjournment

Trinity Cove Improvement Association, Inc.
Board of Directors Meeting
July 18th, 2020
Minutes

Call to Order

President, Leslie Barnard, called the meeting to order at 9:03 AM. Secretary, Vickie Ward, stated that a quorum was established. All Board Members were present, except Director, Ronald Valentine. Treasurer, Don Kargel, participated via cell phone.

Silent prayer was led by PO. Pledge of Allegiance was led by President, Leslie Barnard.

Minutes

Minutes from the April, 2020 were read by Vice-President, Vickie Ward. The BOD accepted the Minutes unanimously.

Treasurer's Report (Don Kargel)

President, Leslie Barnard, read the Treasurer's Report for both May and June 2020. President, Leslie Barnard, motioned for approval as read. The BODs accepted the Minutes unanimously.

Office Manager's Report (Sharon Deming) – No Report

President's Report (Leslie Barnard) – BODs voted to revise President's Notes to remove comment regarding BOD, truce was called and agreed to by both parties, which was unanimously approved by the BODs.

BODs voted unanimously to amend the current bylaws and deed restrictions and submit for PO ratification during the election as follows:

- Pet Restriction to align with Trinity County law.
- Front easement set back to one foot from property line to allow for fences and carports – disclaimer for liability releasing TCIA from any potential utility damage in verbiage
- Redefine and modify Member in Good Standing to align with state law to include all threats made either physically, verbally and/or by social media against BODs or other POs

- Presented by R&M of Bylaws & Deed Restriction Chair, Janelle Schmidt:
 - Modify mobile home from 5 to 10 years or newer in age.
 - Change the front porch requirement from 100 feet to 36 square feet
 - 900 square feet regardless of dimensions.
 - Add that Park Model homes will be considered on a case by case basis. To be considered, Park Model homes would need to be five years or newer in age, with square footage of no less than 525 square feet for potential approval by TCIA BODs.
 - Architectural exceptions for mobile homes and Park Model homes must be submitted to the BODs for review and potential approval, which will be submitted on TCIA architectural forms. Photos and any applicable literature will be required to assist TCIA with potential approval process.

BODs unanimously approved the following properties to be submitted to our Attorney, Kerry Hagan, to begin foreclosure processing:

Lien Filed - 2/22/19

PID 21269, 21270 – Section 06, Block 02, Lot 29, 30

Physical: 415 Sportsman Dr, Trinity TX 75862

Mailing: 2102 Fall Creek Rd, Rockwood TN 37854-6816

TCAD Value - \$15,970, past due on taxes \$1,598.53, Mobile Home

Past due Maintenance Fees - \$2,808.99

Lien Notice - 07/12/20

PID 19082– Section 06, Block 03, Lot 01

Physical: Anglers Dr, Trinity TX 75862

Mailing: 3008 Manor Ln Apt A, Huntsville TX 77340-6578

TCAD Value - \$25,014, past due on taxes \$2,716.30, Mobile Home

Past due Maintenance Fees - \$1,357.64

Lien Filed - 01/30/20

PID 21901 – Section 05, Block 02, Lot 04

Physical: 165 S Oak Bluff St, Trinity TX 75862

Mailing: Undeliverable

TCAD Value - \$55,520, past due on taxes \$3,842.83, Home

Past due Maintenance Fees - \$686.75

Lien Filed - 01/23/20

PID 23414 – Section 06, Block 03, Lot 07, 08

Physical: 1538 Trinity Cove Drive, Trinity, TX 75862

TCAD Value - \$22,247, current on taxes, Mobile Home

Past due Maintenance Fees - \$437.77

Committee Reports

Community Events (Janella Schmidt) – (as discussed)

Architectural (Vickie Ward) – As Discussed/Read (see attached report)

Deed Restrictions Enforcement (Vickie Ward) – As Discussed (see attached report)

Road & Maintenance Report (Carl Schmidt) – As Discussed

Will sell backhoe for \$3,000 from \$3,500

Will sell poor quality road material for \$250 a load – estimated 4 loads

Abatements/Special Projects (David Dominie) – As Discussed/Read

President, Leslie Barnard, motioned for approval of all Committee reports as read or discussed. The BOD accepted all Committee Reports unanimously.


New & Old Business:

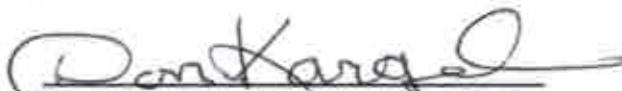
President, Leslie Barnard, advised that PO to PO 209s are legal, but not a good idea due to liability to the PO. Advised that all 209 requests should be submitted to the office for processing, so that it will be covered under our liability insurance.

Adjournment


President, Leslie Barnard, motioned to adjourn the meeting at 10:55 AM, which was unanimously approved by the BOD.

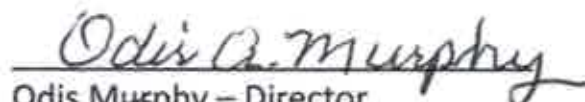
Approved:

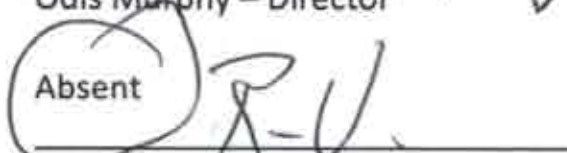

Leslie Barnard – President


Don Kargel – Treasurer


Vickie Ward – Secretary/Vice-President

Participated via phone due to illness
David Dominie - Director *Approved via phone* 


Odie A. Murphy – Director

Absent 
Ron Valentine – Director

July 2020 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	7/01/20	22,889.85
Deposits / Misc Credits	13	19,765.91
Withdrawals / Misc Debits	73	27,660.69
** Ending Balance	7/31/20	14,995.07**
Service Charge		.00
Interest Paid Thru 7/31/20		.76
Interest Paid Year To Date		12.79
Average Balance		17,857
Minimum Balance		8,658
Average Rate / Cycle Days		.05000 / 31
Enclosures		45

Trinity Cove Improvement Association

PROFIT AND LOSS

July 2020

	TOTAL
Income	
1011 Equipment	3,200.00
49900 Maintenance Fees	243.33
Bank Interest	0.76
Campground	
RV	680.00
Total Campground	680.00
Garbage Fee	1,095.00
Recycling	137.60
Total Garbage Fee	1,232.60
Maintenance Fee	4,641.51
Transfer Fee	300.00
Unapplied Cash Payment Income	5.40
Total Income	\$10,303.60
GROSS PROFIT	\$10,303.60
Expenses	
60200 Automobile Expense	
Lic. Plate Tags	61.25
Total 60200 Automobile Expense	61.25
63300 Insurance Expense	
BOD Liability Ins.	703.39
Property	0.00
Total 63300 Insurance Expense	703.39
66700 Professional Fees	
Background Checks	22.24
County Clerk Office	416.00
Total 66700 Professional Fees	438.24
67200 Equipment Repairs	
Tractor	285.63
Truck	129.07
Total 67200 Equipment Repairs	414.70
68100 Telephone Expense	92.46
68600 Utilities	
Electric-Campground	248.03
Electric-Community Building	158.10
Electric-Dump	43.43
Water	467.80
Total 68600 Utilities	917.36

Trinity Cove Improvement Association

PROFIT AND LOSS

July 2020

	TOTAL
68610 Bank Service Charges	
Bank Charges	72.33
Total 68610 Bank Service Charges	72.33
Campground Repairs	40.97
Bathroom	6.39
Total Campground Repairs	47.36
Dump Attendant	485.00
Fuel	
Diesel	65.00
Gas	141.24
Total Fuel	206.24
Maintenance	
Contract Labor	5,208.00
Supplies	71.46
Trash Pickup	759.43
Total Maintenance	6,038.89
Office Expense	
Security	95.58
Total Office Expense	95.58
Office Expenses	
64900 Supplies	242.92
Certified Letters	272.11
Contract Labor	880.75
Election Expenses	296.19
Mileage for TCIA Business	66.12
Printing Expenses	10.00
Quickbooks Subscription	74.62
Total Office Expenses	1,842.71
Office Machines/Lease	48.70
Recreation Building	
Repairs to Building	21.11
Total Recreation Building	21.11
Road & Maintenance Fund	6,300.00
Road & Maintenance Fund/Port-a-jon	95.26
Road Maintenance	
Road Maintenance/Supplies	828.39
Road Repair	1,126.48
Total Road Maintenance	1,954.87

Trinity Cove Improvement Association

PROFIT AND LOSS

July 2020

	TOTAL
Subscriptions	14.06
Total Expenses	\$19,849.51
NET OPERATING INCOME	\$ -9,545.91
NET INCOME	\$ -9,545.91

January 2020 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	1/01/20	15,124.74
Deposits / Misc Credits	20	40,651.19
Withdrawals / Misc Debits	85	17,553.50
** Ending Balance	1/31/20	38,222.43**
Service Charge		.00
Interest Paid Thru 1/31/20		1.98
Interest Paid Year To Date		1.98
Average Balance		23,430
Minimum Balance		13,804
Average Rate / Cycle Days		.10000 / 31
Enclosures		61

February 2020 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	2/01/20	38,222.43
Deposits / Misc Credits	13	11,702.62
Withdrawals / Misc Debits	77	22,555.53
** Ending Balance	2/29/20	27,369.52**
Service Charge		.00
Interest Paid Thru 2/29/20		2.58
Interest Paid Year To Date		4.56
Average Balance		32,585
Minimum Balance		27,361
Average Rate / Cycle Days		.10000 / 29
Enclosures		52

March 2020 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	3/01/20	27,369.52
Deposits / Misc Credits	12	11,762.41
Withdrawals / Misc Debits	72	15,709.92
** Ending Balance	3/31/20	23,422.01**
Service Charge		.00
Interest Paid Thru 3/31/20		2.19
Interest Paid Year To Date		6.75
Average Balance		25,818
Minimum Balance		22,552
Average Rate / Cycle Days		.10000 / 31
Enclosures		51

April 2020 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	4/01/20	23,422.01
Deposits / Misc Credits	12	9,249.05
Withdrawals / Misc Debits	63	10,502.60
** Ending Balance	4/30/20	22,168.46**
Service Charge		.00
Interest Paid Thru 4/30/20		1.90
Interest Paid Year To Date		8.65
Average Balance		23,190
Minimum Balance		21,456
Average Rate / Cycle Days		.10000 / 30
Enclosures		44

May 2020 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	5/01/20	22,168.46
Deposits / Misc Credits	14	10,535.87
Withdrawals / Misc Debits	59	8,597.85
** Ending Balance	5/31/20	24,106.48**
Service Charge		.00
Interest Paid Thru 5/31/20		2.08
Interest Paid Year To Date		10.73
Average Balance		24,597
Minimum Balance		21,902
Average Rate / Cycle Days		.10000 / 31
Enclosures		31

June 2020 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	6/01/20	24,106.48
Deposits / Misc Credits	15	20,450.14
Withdrawals / Misc Debits	70	21,666.77
** Ending Balance	6/30/20	22,889.85**
Service Charge		.00
Interest Paid Thru 6/30/20		1.30
Interest Paid Year To Date		12.03
Average Balance		24,291
Minimum Balance		20,633
Average Rate / Cycle Days		.06500 / 30
Enclosures		47

July 2020 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	7/01/20	22,889.85
Deposits / Misc Credits	13	19,765.91
Withdrawals / Misc Debits	73	27,660.69
** Ending Balance	7/31/20	14,995.07**
Service Charge		.00
Interest Paid Thru 7/31/20		.76
Interest Paid Year To Date		12.79
Average Balance		17,857
Minimum Balance		8,658
Average Rate / Cycle Days		.05000 / 31
Enclosures		45

Trinity Cove Improvement Association

PROFIT AND LOSS BY MONTH

January - July, 2020

	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	TOTAL
Income								
1011 Equipment						3,100.00	3,200.00	\$6,300.00
49900 Maintenance Fees	-148.43	-69.13	-52.13	-164.20	-175.87	299.77	243.33	\$ -66.66
49910 Returned Check Charges - Inactive	35.00				25.00			\$60.00
Bank Interest	1.98	2.58	2.19	1.90	2.08	1.30	0.76	\$12.79
Campground			550.00					\$550.00
RV	1,400.00	300.00	100.00	900.00	400.00	775.00	680.00	\$4,555.00
Total Campground	1,400.00	300.00	650.00	900.00	400.00	775.00	680.00	\$5,105.00
Correction to credit card charge	-14.06							\$ -14.06
Donations	20.00					65.00		\$85.00
Donations			10.50					\$10.50
Total Donations	20.00		10.50			65.00		\$95.50
Garbage Fee	1,215.00	1,215.00	1,050.00	1,200.00	1,215.00	1,065.00	1,095.00	\$8,055.00
Recycling			80.50				137.60	\$218.10
Total Garbage Fee	1,215.00	1,215.00	1,130.50	1,200.00	1,215.00	1,065.00	1,232.60	\$8,273.10
Maintenance Fee	38,751.79	8,097.72	10,345.32	7,121.46	7,250.10	7,717.57	4,641.51	\$83,925.47
Deposit Corrections	0.00							\$0.00
Total Maintenance Fee	38,751.79	8,097.72	10,345.32	7,121.46	7,250.10	7,717.57	4,641.51	\$83,925.47
Permits								\$0.00
Architectural Permit			150.00					\$150.00
Total Permits			150.00					\$150.00
Return Check Fee					46.20			\$46.20
Service/Fee Income	100.00	3.70	300.00	79.22	20.78	100.00		\$603.70
Services				0.25				\$0.25
Transfer Fee	300.00		450.00		150.00	150.00	300.00	\$1,350.00
Unapplied Cash Payment Income	11.70	20.50	-1.00	5.18	30.00		5.40	\$71.78

Trinity Cove Improvement Association

PROFIT AND LOSS BY MONTH

January - July, 2020

	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	TOTAL
Uncategorized Income			6.75					\$6.75
Total Income	\$41,672.98	\$9,570.37	\$12,992.13	\$9,143.81	\$9,963.29	\$13,273.64	\$10,303.60	\$105,919.82
GROSS PROFIT	\$41,672.98	\$9,570.37	\$12,992.13	\$9,143.81	\$9,963.29	\$13,273.64	\$10,303.60	\$105,919.82
Expenses								
60200 Automobile Expense								\$0.00
Lic. Plate Tags		68.75				78.75	61.25	\$208.75
Total 60200 Automobile Expense		68.75				78.75	61.25	\$208.75
63300 Insurance Expense				319.71				\$319.71
BOD Liability Ins.	704.33	1,952.61	703.39	703.39	703.39	703.39	703.39	\$6,173.89
Property						3,087.17	0.00	\$3,087.17
Total 63300 Insurance Expense	704.33	1,952.61	703.39	1,023.10	703.39	3,790.56	703.39	\$9,580.77
66700 Professional Fees			-7.00		-7.00			\$ -14.00
Background Checks		30.93	6.39	3.32	9.96		22.24	\$72.84
County Clerk Office	1,468.00	62.00			975.00	513.00	416.00	\$3,434.00
Lawyers		4,050.00						\$4,050.00
Total 66700 Professional Fees	1,468.00	4,142.93	-0.61	3.32	977.96	513.00	438.24	\$7,542.84
66700 Professional Fees/Secretary of State					1.03			\$1.03
67200 Equipment Repairs	29.99							\$29.99
Air Compressor			235.18					\$235.18
Lawnmower						116.28		\$116.28
Tractor	160.65	205.44	1,375.04	183.51		53.41	265.63	\$2,263.68
Trailer			8.00			43.28		\$51.28
Truck		41.42			73.76	122.35	129.07	\$366.60
Total 67200 Equipment Repairs	190.64	246.86	1,618.22	183.51	73.76	335.32	414.70	\$3,063.01
67200 Equipment Repairs/Backhoe	153.36	899.32						\$1,052.68
68100 Telephone Expense	93.67	92.82	92.82	92.82	92.46	92.46	92.46	\$649.51

Trinity Cove Improvement Association

PROFIT AND LOSS BY MONTH

January - July, 2020

	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	TOTAL
68600 Utilities								\$0.00
Electric-Campground	289.76	272.85	256.72	164.41	139.93	192.21	248.03	\$1,563.91
Electric-Community Building	290.55	253.62	291.61	201.68	130.18	134.63	158.10	\$1,460.37
Electric-Dump	61.79	63.91	54.06	46.06	41.95	42.89	43.43	\$354.09
Water	188.18	224.57	217.24	128.12	123.00	123.00	467.80	\$1,471.91
Total 68600 Utilities	830.28	814.95	819.63	540.27	435.06	492.73	917.36	\$4,850.28
68610 Bank Service Charges								\$191.29
Bank Charges	155.62	142.87	48.77	54.41	136.88	145.75	72.33	\$565.34
Total 68610 Bank Service Charges	155.62	142.87	48.77	54.41	136.88	145.75	72.33	\$756.63
Campground Repairs								\$109.73
Bathroom		902.75				68.76	40.97	\$909.14
Electrical	249.65						6.39	\$249.65
Total Campground Repairs	249.65	902.75				68.76	47.36	\$1,268.52
Campground/supplies						14.06		\$14.06
Dump Attendant	400.00	400.00	400.00	500.00	400.00	400.00	485.00	\$2,985.00
Equipment-Honda Plate Compactor	26.27							\$26.27
Equipment/Gradall		134.15						\$134.15
Fuel								\$0.00
Diesel	172.04	80.00	153.24		60.00	60.00	65.00	\$418.24
Gas		166.58	242.92	67.36	49.87	23.24	141.24	\$863.25
Total Fuel	172.04	246.58	396.16	67.36	109.87	83.24	206.24	\$1,281.49
Maintenance								\$0.00
Contract Labor	5,010.00	5,152.00	4,848.00	4,424.00	3,332.00	3,528.00	5,208.00	\$31,302.00
Supplies	170.11	400.50	56.78	218.97	130.51	35.66	71.46	\$1,083.99
Trash Pickup	759.43	759.43	759.43	759.43	759.43	759.43	759.43	\$5,316.01
Total Maintenance	5,939.54	6,311.83	5,464.21	5,402.40	4,221.94	4,323.09	6,038.89	\$37,702.00
NSF		12.00						\$12.00

Trinity Cove Improvement Association

PROFIT AND LOSS BY MONTH

January - July, 2020

	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	TOTAL
Office Expense		162.50						\$162.50
Security	40.52			106.25			95.58	\$242.35
Total Office Expense	40.52	162.50		106.25			95.58	\$404.85
Office Expenses	0.00	14.06						\$14.06
61700 Internet Expenses	54.56	218.55						\$273.11
64900 Supplies	205.41	60.55	625.58	276.38	94.71	472.28	242.92	\$1,977.83
66500 Postage	55.00	55.00	277.40		5.00	5.95		\$398.35
Certified Letters	34.25			215.45	145.95	145.95	272.11	\$813.71
Contract Labor	1,267.50	1,215.50	1,183.00	732.25	676.00	676.00	880.75	\$6,631.00
Election Expenses							296.19	\$296.19
Milage for TCIA Business							66.12	\$66.12
Post Office Box						42.00		\$42.00
Printing Expenses							10.00	\$10.00
Quickbooks Subscription	74.62	74.62	74.62	74.62	74.62	74.62	74.62	\$522.34
Total Office Expenses	1,691.34	1,638.28	2,160.60	1,298.70	996.28	1,416.80	1,842.71	\$11,044.71
Office Machines								\$0.00
Purchased	90.74	662.09	609.45					\$1,362.28
Total Office Machines	90.74	662.09	609.45					\$1,362.28
Office Machines/Lease	48.70	48.70	48.70	48.70	48.70	78.90	48.70	\$371.10
Property Taxes	470.26							\$470.26
ISD & Hospital Taxes	953.32							\$953.32
Total Property Taxes	1,423.58							\$1,423.58
Recreation Building								\$0.00
Repairs to Building	32.44	426.98				120.16	21.11	\$600.69
Total Recreation Building	32.44	426.98				120.16	21.11	\$600.69
Repair Bulkhead/Dock					14.23			\$14.23
Road & Maintenance Fund							6,300.00	\$6,300.00
Road & Maintenance Fund/Port-a-jon	190.52	95.26	95.26	95.26	95.26	95.26	95.26	\$762.08

Trinity Cove Improvement Association

PROFIT AND LOSS BY MONTH

January - July, 2020

	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	TOTAL
Road Maintenance								\$0.00
Road Maintenance/Supplies	4,308.75	0.92	479.98	1,310.25	1,215.57	30.00	828.39	\$8,173.86
Road Repair							1,126.48	\$1,126.48
Street Signs		2,620.50	822.56					\$3,443.06
Total Road Maintenance	4,308.75	2,621.42	1,302.54	1,310.25	1,215.57	30.00	1,954.87	\$12,743.40
Subscriptions		35.00			14.06		14.06	\$77.18
Subscriptions/McAfee Antivirus						129.89		\$129.89
Subscriptions/Microsoft 365						108.24		\$108.24
Supplies/TX HOA Law	194.08							\$194.08
TRA		50.00				86.40		\$136.40
Total Expenses	\$18,416.07	\$22,096.75	\$13,759.14	\$10,726.35	\$9,536.45	\$12,417.43	\$19,849.51	\$106,901.70
NET OPERATING INCOME	\$23,256.91	\$ -12,526.38	\$ -767.01	\$ -1,582.54	\$ -573.16	\$856.21	\$ -9,545.91	\$ -881.88
NET INCOME	\$23,256.91	\$ -12,526.38	\$ -767.01	\$ -1,582.54	\$ -573.16	\$856.21	\$ -9,545.91	\$ -881.88

TRINITY COVE IMPROVEMENT ASSOCIATION
OFFICE MANAGER'S REPORT
August 15, 2020
Sharon Deming, Office Manager

- Lana Schroeder has agreed to come back to work in the office in order to assist with election documents and invoicing for 2021.

- Office expenses total \$1842.71
 - Supplies \$272.11
 - Certified letters \$272.11
 - QuickBooks subscription \$74.62
 - Contract labor \$880.75
 - Security expense \$95.58
 - Election expense \$296.19
 - Mileage expense \$66.12
 - Printing expense \$10.00

- Utility expenses total \$585.04
 - Electric \$449.56 (campground, rec bldg., & dump)
 - Water \$135.48 (campground, rec bldg., & dump)

- Telephone expense total \$92.82

- We continue to initiate lien notices to those property owners who have past due balances.

- Deposits for August totaled \$19,765.91 into our general account. We also deposited \$6300 into the Road & Maintenance Fund savings account from equipment sales.
 - Ford tractor - \$600
 - Allis Chalmers tractor - \$2500
 - Backhoe attachment - \$3200

Trinity Cove Improvement Association, Inc.

Board of Directors Meeting

President's Notes

August 15th, 2020

Damage to campground is being done by ATVs, trucks, etc. causing large ruts making EMS passage difficult, if not impossible.

Solutions:

- **Snap chain across secondary entrance off Cove View Drive**
- **Fill in ruts with load of dirt**
- **Enhanced signage with potentially enhanced restrictions**

(Vote Needed)

Add note to Bylaws under Section 15.1 Maintenance Fund and Assessments for clarification on where to locate current Maintenance Fee rates voted on by Board, which represent an increase of 10% or less not requiring ratification and amendment to the current Deed Restrictions.

(Current rate is posted on most recent Management Certificate filed annually at County Clerk's Office)**

(Vote Needed)

Community Watch Committee:

No evidence of training completed

No evidence background checks

No reports given to TCIA BODs

Complete lack of organization

Solutions:

Disband Committee due to non-performance

Mitigate TCIA risk – will not be covered under TCIA insurance

Operating Rogue and outside of TCIA rules and regulations set forth

(Vote Needed)

August Mtg Events Report

Coffee Club is still being held Tuesdays, Thursdays and Saturdays. We are social distancing and using hand sanitizer when appropriate.

Our account balance is as follows:

555.52	Beginning bank balance
20.00	Petty cash
38.47	Coffee club money to be deposited
<hr/>	
613.99	Total

We have scheduled two Meet and Greets for the Election Committee on Wednesday, September 9th at 7 pm and Saturday, September 19th at 4 pm.

We also have scheduled the Children's Halloween Party for Saturday, October 31st at 4 pm and the Adult Costume Party at 8 pm.

Events for the remainder of the year have been planned but everything is dependent on Covid announcements.

Janelle Schmitt
8/15/20

TRINITY COVE IMPROVEMENT ASSOCIATION

NOTICE OF INTENT TO ADDRESS

THE BOARD OF DIRECTORS

Property Owner Name: JIM HIGGINS

Address: 111 SQUIRREL LN

Section: 6 Block: 18 Lot(s): 1+2

Date Of Request: 8-11-2020

Date Of Board Meeting: 8-15-2020

All matters to be addressed to the Board must be in specific detail and listed here:

the Election =
VIOLATION of information protection
Act (several times)

A 3 minute time allotment is imposed on each speaker.

Notice to address the Board at a monthly meeting must be submitted (48) hours prior to the scheduled meeting date and time. Request will state the subject to be discussed and the length of time desired. If, in the opinion of the Board, preparation time is required by the Board to be responsive to the subject, the Board may delay its response until the next regular meeting.

Only members in good standing may address issues to the Board Of Directors.
THIS MEANS ALL MAINTENANCE FEES MUST BE PAID IN FULL AND PROPERTY OWNERS MUST NOT BE IN VIOLATION OF DEED RESTRICTIONS.