

**THE COVES @ ABERDEEN CONDOMINIUM ASSOCIATION INC.
MINUTES OF BOARD MEETING JUNE 9, 2014**

Meeting called to order by Pres. Rose Romano at 3:53 PM. Quorum met with members Rose, Alan Louzin, Bob Willig, Bob Zulli, Yvette Keegan. Bob Zulli /GRS Mngmt. Absent: Joe Toback. Also present: Joanne Alexander and Mitch Barron on behalf of Sylvia Barron.

Motion made by Alan Louzin and seconded by Bob Cioppa to approve the minutes of the May 5 meeting.

TREASURER'S REPORT: Bob Zulli reviewed the month's Financials.

PRESIDENT'S REPORT: Rose stated that Comcast contract has not been signed to date. With Board approval, Rose is going to see if two Board Meetings can be held at 7:00 PM...1 for October and the other for January.

LANDSCAPE, PEST CONTROL AND DUMPSTERS - all reported in good shape by Bob Zulli.

NEW BUSINESS:

LETTERS TO RESIDENTS: There was a discussion about sending letters to the residents, informing them of plans to provide dryer vent cleaning, the need for diligence and responsibility in cleaning out A/C drains, and encouraging those who have not yet done so, to arrange with ACH to have auto-pay of their maintenance and avoid late charges.

FHA approval for the Coves was discussed and determined that it would not be in our best interest at this time. Motion made not to pursue FHA approval made by Bob Willig and seconded by Bob Cioppa.

DRYER VENTS: After discussion, motion made by Bob Cioppa and seconded by Alan Louzin to add the cost of cleaning dryer vents into the November budget to be effective Jan. 1, 2015

POSSIBLE SALE: Unit 6031 sale pending approval of board to permit unit to be sold to a person 52 1/2 yrs. old. Exception made - within the 80%-20% rule and left for the future, on a case by case basis.

Motion to adjourn meeting made by Bob Cioppa /2nded by Bob Willing at 5:08 PM...All in favor. motion passed.

Respectfully submitted- Yvette Keegan, Secretary