



THE HOMES AT COVENTRY VILLAGE

Board Members:

Chris Horvath, Pres
Kristin Sanders, VP
Carmine Villano, Treas.
David Gonzalez, Sec
Chris Wasik, Dir

www.Coventryvillagefl.org
Coventryvillagefl@gmail.com

*Thursday Nov. 6, 2025
6:30 PM*

*Eastlake Fire Rescue Station 57
Palm Harbor FL*

Property Manager:

Leigh Slement, LCAM

Meeting Summary

Below is a summary of some of the items and issues discussed at the Board of Directors and Annual Membership meetings held on Thursday November 6th. This overview does not replace the official minutes of the meetings, nor is it intended to provide a complete account of everything that occurred. Residents are encouraged to attend meetings in person or via Zoom whenever possible. The meeting was attended by all five of the Board Members, the Property Manager, and several residents.

2026 Budget

After reviewing the proposed budget for next year, the Board voted unanimously to approve the budget as presented. The assessments for 2026 will increase to \$76 per month beginning January 1st. The increase is needed to cover increased costs without reducing services. Increases have been seen or are anticipated to be seen in several areas including landscaping, trash collection, electricity, and insurance. The Property Manager also identified several contracts that will come up for renewal next year. These include contracts for pest control and fertilization services, pond maintenance, and trash collection. The Board will work with the Property Manager to solicit bids for these and other services with the goal of controlling and reducing expenses where possible. New coupon books will be mailed in December and members who use their bank's automatic payment method are reminded to adjust the payment amount beginning with the payment due January 1st, 2026. Homeowners who use the Association Pay system with Truist Bank will see the amount of their automatic payment automatically adjusted in January.

Annual Membership Meeting

Only 13 homeowners attended Thursday's membership meeting in-person, on Zoom, or by proxy. Since 15 homeowners are needed for a quorum, one could not be established and so the members were unable to conduct any official business. The minutes of the 2023 Annual Meeting which would have been reviewed and approved will now be reviewed and approved at next year's Membership Meeting. Without a quorum a vote for new board members could not be held. Fortunately, this did not present a problem since all five of the current board members agreed to continue their service for another year.

Committees

The Board of Directors would like to thank everyone who volunteered to serve on a committee during the past year. Your service to the community is greatly appreciated. New volunteers are always welcome and there is a particular need for volunteers on the Welcoming, Social Events and Appeals committees. If you are interested, please send an email to Coventryvillagefl@gmail.com.

Zoom Meetings

Nearly two thirds of all homeowners have signed up for the Property Manager's email distribution list and there continues to be interest in attending Board Meetings on Zoom. If you would like to join the email list and have not already done so, please send an email to leigh@pgcf.com using the subject line "Email List". Be sure to include your full name, street address, and preferred email address in the body of your email. You will receive a response confirming your request. Everyone on the list will receive an email with a link to the Zoom meeting about a week before each Board Meeting. Information for all future meetings will continue to be posted on the notice board at the entrance area and on the Events page of the website at www.coventryvillagefl.org. Please note that if you sign up for the email list you will also receive other important communications from the Property Manager, including copies of newsletters, and your information will not be shared with any third party.

Yard of the Month

The Board of Directors is seeking nominees for the fourth quarter Yard of the Month award. If you would like to nominate a neighbor who has done an outstanding job improving or maintaining their property, please send an email to coventryvillagefl@gmail.com. Please include the property's street address, a brief explanation as to why the homeowner should be recognized, and a recent photo of the property. The Board of Directors will select one winner from the nominees received by the end of the month. Photos of past winners can be seen in the Gallery section of the website at www.coventryvillagefl.org.

Common Areas

Some of the new plants that were installed at the entrance area over the summer were damaged by deer shortly after planting. While the plants were selected in part for their reputation as being unappealing to wildlife it appears that the deer found the younger leaves to their liking. To protect the plants from further damage until they are more mature the plants have been covered by a protective netting.

At Coventry Park, the new vinyl fencing has been installed around the trash cans. Unfortunately, the company selected to craft the new Coventry Park sign has experienced some production delays. It is estimated that the new sign will be installed by the end of November. Lastly, the Property Manager will be obtaining an estimate to replenish the mulch in the playground area.

At Thursday's meeting the Board unanimously decided to accept a quote from Hunter's Landscaping to cut back brush throughout the community. Brush trimming will be done along Ridgemoor Drive, around Coventry Park, and along sections of the sidewalk on Ridgemoor Drive, Essex Court, and Ridgemoor Circle. The work is expected to be completed by the end of the month.

Violations

The Board of Directors would like to send a special thank you to those homeowners who have volunteered to serve on the Fine Appeals Committee. This committee plays an important role in helping to enforce the Association's rules by giving homeowners an independent body to which they may appeal a fine levied by the Board. Homeowners who have an unresolved violation, and who have received more than two violation letters may be fined. While the Board of Directors does not like to take punitive action to resolve a violation it is sometimes necessary and the imposition of a fine saves the Association considerable time and money when compared to taking legal action.

Trash Collection

Regular trash and recycling pick-up is arranged for by the Association and the cost is included in your monthly assessments. Trash is picked up every Tuesday and Friday and recycling is picked up every Wednesday. There is no pick-up on Christmas Day and New Year's Day. If pick-up is cancelled due to a holiday or a hurricane, pick-up will resume on the next regularly scheduled day. If you need a replacement trash can or recycling bin, please email coventryvillagefl@gmail.com to request one. Landscaping refuse can be placed on the curb for pick-up with your regular trash. Leaves and grass clippings should be bagged, and tree branches should be bundled with tape or twine. Bundles should be approximately 3 feet in length and no more than 18 inches in diameter. If you need to dispose of large items like old appliances or furniture you will need to pay for these items separately. You can call Waste Connections at 727-572-6800 to make those arrangements directly.

Holiday Lights Contest

This year's Holiday Lights Contest will take place on Friday, Dec. 19th. If you would like to participate have your holiday light display on and looking its best before judging begins at 7 p.m. This year, the Board of Directors would like to include some of the neighborhood's children and their parents in picking the winners. If you and your child(ren) would like to participate please send an email to coventryvillageevents@gmail.com to sign up. If the event is rained out on the 19th, judging will instead take place on Saturday, Dec. 20th. Photos of the winners will be posted on the Gallery page of the Association's website at www.coventryvillagefl.org.

Have a Safe and Happy Thanksgiving!