



THE HOMES AT COVENTRY VILLAGE

Board Members:

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

Property Manager:

Leigh Slement, LCAM

www.Coventryvillagefl.org
Coventryvillagefl@gmail.com

*Thursday Feb. 19, 2026
6:30 PM*

*Eastlake Fire Rescue Station 57
Palm Harbor FL*

Meeting Summary

Below is a summary of some of the items and issues discussed at the Board of Directors meeting held on Thursday February 19th. This overview does not replace the official minutes of the meeting, 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.

Future Newsletters

At Thursday's meeting the Board noted that 98 of 150 homes have signed up for the property manager's email distribution list. Given that this represents nearly two-thirds of the homes in the community it was decided that printed copies of future newsletters will no longer be distributed. Not only will this move save the Association approximately \$240 per year, but it is also more environmentally friendly. Copies of future newsletters will continue to be posted on the News page of the website at www.coventryvillagefl.org.

Copies of all future newsletters will also be emailed to everyone on the distribution list. To sign up for the property manager's email list, please send an email to leigh@pgcf.com. Use the subject line, "Email List" and include your name, street address, and preferred email address. You will receive a confirmation by email, and your information will never be shared with any third-party.

Committees

The Board of Directors would like to thank everyone who has volunteered to serve on a committee. 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.

Yard of the Month

At last Thursday's meeting the Board discussed ways to increase community involvement in the Yard of the Month Award. The award, which is currently being given out quarterly, is intended to recognize homeowners who have gone above and beyond to improve and maintain their home's curb appeal. The award is meant to express the appreciation of the Association for those efforts and to encourage others to do the same. Beginning with the award for the first quarter of 2026 homeowners will have an opportunity to vote for the winner. Voting will be conducted by email with instructions and photos of nominees being

posted on the association's website at www.coventryvillagefl.org. A reminder that voting has begun will be posted on the entrance noticeboard. An email will also be sent to everyone on the property manager's distribution list. Voting for the first quarter of 2026 will begin in mid-March.

Homeowners are also encouraged to nominate their neighbors for the award by sending an email to coventryfillagefl@gmail.com. Please include the property's street address, a brief explanation of your reason for the nomination, and a recent photo. Nominations are accepted on a continual basis.

Common Areas

At Thursday's meeting updates were provided for several items involving common areas in the community. First, the mulch that was ordered for the playground in November has been installed. The area underneath the swings was levelled out and the height of the swings adjusted accordingly.

During February's inspection a crack was discovered in one of the small slides at the playground. So far two estimates to replace the slide have been received. One for \$1900 and the other for \$1200. At least one other estimate is still outstanding. At Thursday's meeting the Board agreed to expedite the repair process and approved an expenditure of no more than \$1200 for the new slide.

At last Thursday's meeting the Board also reviewed three proposals to repair erosion damage in the retention pond near 4940 Ridgemoor Circle. The Board voted unanimously to accept the bid from RMG Enterprise LLC for \$3800. This bid is less than half that of the next lowest bid and will restore the pond to its original appearance. Although no date has been scheduled, the work should be completed in the next few months.

The brush removal and tree trimming work that was approved in November was completed by Hunters Landscaping. During the March community inspection special attention will be paid to identify any plants that need to be replaced, including any damaged by the recent frost.

Finally, the common area sidewalks, excluding the doublewide sidewalk along Ridgemoor Drive, will be pressure washed near the end of March. The property manager will also be submitting a request to Pinellas County Public Works to address several areas where the sidewalk may need repair. If any resident knows of any such area of the sidewalk, please send an email to leigh@pgcf.com with the location so it can be included in the work request.

Spring Cleaning

With warmer, more humid weather on the way, the Board of Directors would like to encourage residents to complete their outdoor cleaning projects now. Exterior surfaces including driveways, sidewalks, and stucco siding should be cleaned regularly. Please pay special attention to remove mold and mildew from under eaves, from vinyl siding, and from fencing. Finally, do not forget to clean your mailbox with warm, soapy water to remove tree sap and bird droppings.