



THE HOMES AT COVENTRY VILLAGE

Board Members:

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

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*Tuesday Aug. 4, 2026
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 meeting held on Tuesday August 4th. 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 three of the five Board Members, the Property Manager, and several residents.

Watering Restrictions

The water restrictions implemented by Pinellas County in response to the current drought conditions remain in effect. Homeowners are permitted to water their lawns only once per week. Even numbered addresses are allowed to water on Saturdays with odd numbered addresses watering on Wednesdays. Watering should be done between 12:01 a.m. and 4 a.m. or between 8 p.m. and 11:59 p.m. on your watering day. Please visit <https://pinellas.gov/watering-schedule-and-rules/> for additional restrictions or changes.

So long as the restrictions remain in place HOA's are prohibited from issuing violations for distressed lawns. However, homeowners should continue to treat and remove weeds from their lawn and landscape along with any other maintenance projects like trimming bushes or trees, installing fresh mulch, regular mowing and edging. Once the restrictions have been lifted, the Association will work with homeowners who need to address drought damage to their lawns.

Hurricane Season

While the 2026 hurricane season has been quiet so far, we are not yet past the historical peak of storm activity, and a severe storm can develop quickly. If you have not already done so, the Board of Directors encourages you to prepare now for the possibility of a storm's impact on our area. Though you will likely have some time to prepare once a storm is forecast supplies like bottled water, non-perishable food, and plywood will be harder to find. Preparing now to ensure yours's, your family's, and your property's safety can help to reduce the stress and anxiety that can come with hurricane season. Use this link, https://irp.cdn-website.com/2ed773e2/files/uploaded/2026HurrGuideFinal_English.pdf to download a copy of the Pinellas County hurricane guide.

Service Contracts

At Tuesday's meeting the Board of Directors voted to approve three new contracts for service providers. First, the Board voted unanimously to accept the renewal offer from Waste Connections for trash and recycling service. The new contract will maintain the current service schedule for another five years while saving the Association money each month for at least the first four years when compared to the current cost.

Second, the Board voted unanimously to move the contract for landscaping fertilization and pest control treatments from Barefoot Grass to Assure Green. The new contract with Assure Green will maintain the same treatment schedule while saving the Association approximately \$600 per year.

Finally, the Board of Directors voted unanimously to move the contract for retention pond maintenance from Tigris to Cross Creek Environmental. While the new contract will cost the Association about \$20 more per month, the new contract will include regular maintenance of the littoral shelf in pond #5, something the current contract with Tigris does not. It is also believed that changing service providers will address the decline in service quality observed over the last few months.

Sidewalks

A list of areas where the sidewalk appeared uneven was submitted to Pinellas County in May and it appears that most areas have already been addressed. If you notice an area of the sidewalk anywhere in the community that you believe may need to be addressed, please email the Property Manager at leigh@pgcf.com.

Common Areas

The common area palm trees and some areas of encroaching brush on Ridgemoor Circle and Ridgemoor Drive were trimmed in late May. Keeping with the semi-annual schedule, tree and brush trimming will be done again in November. In the meantime, Hunter's Landscaping has been asked to trim back the brush on the west side of Ridgemoor Drive just south of the crosswalk to improve visibility for pedestrians crossing the street.

The plants at the entrance area that were damaged by the deer and last winter's frost have been removed. The Board will make plans to install new plants at the entrance and in front of the new Coventry Park sign once the county watering restrictions have been lifted.

Yard of the Month

In the last newsletter published after the May 5th Board Meeting residents were encouraged to submit their nominations for the Yard of the Month Award. Unfortunately, no nominations have been received. Given the apparent lack of interest in the program, the Board of Directors decided that the funds allotted for the award should be folded into the general committee fund with next year's budget. This will allow the Board to allocate the funds to those community-building programs with the greatest interest.

Back to School

Many of the neighborhood's youngest residents will be starting a new school year in the coming days. This will result in an increase in both vehicle and pedestrian traffic in the early morning and mid-afternoon. The Board of Directors asks that all residents exercise extra caution whether driving or walking

in the community. Slowing down and being more mindful of the increased traffic will help to ensure that everyone enjoys a safe start to the new school year.

Annual Membership Meeting

The annual Membership Meeting will be held on Wednesday, November 4th at Eastlake Fire Rescue Station #57. The member's meeting will be preceded by the Board of Directors budget meeting and will be followed by an organizational meeting for the newly elected Board of Directors. As usual, the meetings will begin at 6:30 p.m. and all homeowners are encouraged to attend in person or on Zoom. Additional information about the meetings can be found on the Events page of the HOA's website at www.coventryvillagefl.org.

The first written notice of the Annual Meeting will be mailed to all members in late September and will include nomination forms for anyone interested in joining the Board of Directors. The second notice will be mailed in early October. It will include a copy of the proposed 2027 budget and a ballot for those who wish to vote for board members by mail.