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

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Wednesday Nov. 4, 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 and Annual Membership meetings held on Wednesday November 4th. 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 meetings were attended by three of the five Board Members, the Property Manager, and several residents.

2027 Budget

At Wednesday's meeting the Board voted unanimously to approve the 2027 budget as proposed. Negotiating new contracts for trash collection and common area fertilization resulted in cost savings that were sufficient to offset anticipated increases for other items like electricity, lawn maintenance, and insurance. Therefore, the assessments for 2027 will remain unchanged at $76 per month. Homeowners who do not currently pay their assessments automatically via Truist Bank's association pay service will receive new coupon books in December.

Annual Meeting & Election

At last Wednesday's Membership Meeting only 14 residents were represented, one short of the 15 needed to establish a quorum and conduct the meeting. As a result, no official business could be conducted, and an election of board members could not be held. Since only three nominations for the Board of Directors had been received, all from current board members, those homeowners present voted to adjourn without rescheduling the Membership Meeting. All five of the current Board Members were asked, and have agreed, to continue serving in their current roles for another year.

Watering Restrictions

The water restrictions implemented by Pinellas County in response to the current drought conditions have been extended and remain in effect until March 2027. 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. There are also restrictions on other activities like car and pressure washing. Please visit https://pinellas.gov/watering-schedule-and-rules/ for more information.

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.

Common Areas

The common area palm trees and some areas of encroaching brush along the sidewalks, roadways and around the retention ponds were trimmed at the beginning of the month. Keeping with the semi-annual schedule, tree and brush trimming will be done again next May.

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.

Annual pressure washing of the common area sidewalks is anticipated for next March but will depend on the watering restrictions being lifted.

Cross Creek Environmental has taken over maintenance of the retention ponds. Currently our community is scheduled for service the third week of each month. While regular treatment helps to control algae and plant growth in the ponds, effectiveness can vary based on water and weather conditions. It typically takes 7 to 10 days from the date treatment is applied to see full effect.

To report an issue in any common area please send an email to the Property Manager, leigh@pgcf.com or the Board of Directors, coventryvillagefl@gmail.com.

Replacement Windows

Included with the proxy form that was part of the second notice of the Annual Meeting was a survey question about replacement windows. The Community's current Architechural Guidelines require homeowners installing replacement windows to include a decorative grid pattern on windows facing the street to match those originally installed by the builder. At the August board meeting some homeowners expressed concern that this requirement unnecessarily increases the cost of installing replacement windows. The survey question asked homeowners if they were in favor of making the grid pattern optional when installing new windows. Of those who responded, either by mail or in-person at Wednesday's meeting, a significant majority were in favor of making the decorative grids optional. Going forward, homeowners looking to install replacement windows do not need to include decorative grids on street facing windows if they do not wish to do so.

Pet Owners

Several residents have complained recently that one or more pet owners are not picking up after their dogs when walking in the neighborhood. While no one has yet been identified, many homeowners have installed doorbell or security cameras capable of recording such incidents. If evidence of a repeated violation is found, the responsible party maybe subject to enforcement action, including a fine, by the Association and/or referral to Pinellas County Code Enforcement.

Mailboxes

During the most recent neighborhood inspection the Property Manager noted several mailboxes in need of cleaning. While the Association is responsible for repairing damaged mailboxes, homeowners are responsible for regularly cleaning them. Promptly removing bird droppings, tree sap, and other dirt protects the paint finish while improving the boxes' appearance. When cleaning use warm water and a mild detergent suitable for car washing. Do not use harsh or abrasive cleaners. Once clean, applying a coat of automotive wax will help to protect the finish and repel dirt. If your mailbox is damaged and needs repair please email the Property Manager, leigh@pgcf.com or the Board at coventryvillagefl@gmail.com.

Volunteers

The Board of Directors would like to thank everyone who has volunteered to help the community over the past year, including those serving on the Architechural & Landscaping Review Committee and the Fine Appeals Committee. Your time and dedication to the community is greatly appreciated. New volunteers are always welcome, especially those interested in serving on the Social Events or Fine Appeals Committees. Any homeowner who would like to volunteer to serve the community is encouraged to email the Board of Directors at coventryvillagefl@gmail.com.

Future Meetings

Dates for Board Meetings in 2027 have not yet been scheduled. Meetings are typically held each February, May, August, and November. All future meetings are posted on the Events page of the HOA's website at www.coventryvillagefl.org. All homeowners are encouraged to attend meetings in person or on Zoom whenever possible. If you have not already done so and would like to receive a Zoom invite for future meetings, please email the Property Manager at leigh@pgcf.com to sign up for the email distribution list.

Holiday Lights Contest

This year's Holiday Lights contest will take place on Wednesday Dec. 16th. Judging will begin at 7 p.m. so be sure to have your display on and looking its best. If judging cannot take place on Wednesday due to poor weather judging will instead happen on Thursday Dec. 17th. As usual two prizes will be awarded, and photos of the winning homes will be posted on the Association's website at www.coventryvillagefl.org.

Finally, the Board of Directors would like to wish everyone in the community a safe and happy holiday season and the very best in the New Year!