

Island Cove Villas at Meadow Woods homeowners Association, Inc.
Board of Directors Meeting
June 11, 2009

Island Cove South Pool
6:30 P.M.

Board Members in Attendance: Karen Rodriguez, Dave Solomon, Sheila Claudio
Homeowners in Attendance: Approximately 20 homeowners were in attendance
Pinnacle Staff in Attendance: Anne M. Smith, President

Meeting was called to order at 6:45 p.m. by Dave Solomon. Quorum was verified. Meeting was properly noticed.

Anne Smith, owner of Pinnacle Property Management, introduced herself and her firm to the gallery. Ms. Smith encouraged all owners to contact Pinnacle with any questions regarding association matters.

Motion was made by Karen Rodriguez and seconded by Dave Solomon to approve the minutes from the April 9, 2009 Board of Directors meeting as written. Motion carried unanimously.

MANAGEMENT REPORT

- Roof Repairs – 16 units have received roof repairs since PPM assumed management responsibility for Island Cove in April 2009.
- Irrigation Repairs – Numerous irrigation issues have been cured.
- The three main access gates to the community pools have received new locks (because of numerous vandalism attempts resulting in poor working condition of the locks).
- Anti-trapping safety grates have been installed at all three pools per Health Department requirements. Original vendor quoted \$1,635.00 for all three pools. Pinnacle Property Management obtained a competitive quote and reduced cost to \$450.00, saving the HOA \$1,200.00.
- Several globe lights have been repaired at the perimeter of the pools.
- Chlorinator installed in pool #3 per Health Inspector review.

NEW BUSINESS

- Because of the excessive amount of vandalism that takes place in the three pool areas, the Board is considering security cameras to deter this malicious behavior. Management will supply options at the September Board meeting.
- The Board would like to have a newsletter for the community. Management can produce such a document; however the content must come from the Board and community. Once provided, Management will compile a newsletter for the Board's review.
- Management needs to provide quotes on the cost of installing hand blowers in the restrooms.

GROUNDS MAINTENANCE

- A motion was made by Karen Rodriguez and seconded by Dave Soloman to approve the proposal for Driveway Maintenance to patch approximately 200 feet of asphalt throughout the parking areas in Island Cove North for a cost of \$890.00. Motion carried unanimously.
- A motion was made by Karen Rodriguez and seconded by Dave Soloman to approve the proposal from Stream Pools for \$343.30 of necessary safety equipment for the pools. Motion carried unanimously.
- Discussion regarding purchasing electric hand blowers for the restrooms at the cabanas was tabled pending information regarding installation costs.
- As a result of long-standing performance issues with the association landscapers, motion was made by Karen Rodriguez and seconded by Sheila Claudio to terminate their contract, with 30-day notice, effective immediately. Motion carried unanimously.
- After review of several proposals, including a re-bid from the current landscapers, motion was made by Dave Soloman and seconded by Karen Rodriguez to accept the proposal from Ace Landscaping and award them the contract for landscape maintenance of Island Cove North & South. Motion carried unanimously.
- The Board requested Management secure bids for painting the buildings (one-half this year and the other half next year) and present at the September meeting.
- Management to secure additional bids for fence replacements at the two remaining pools that still have 5' fences for review at the September meeting. Proposals should be for 6' metal fences with pointed slats.

ADJOURNMENT

There being no further business to conduct, motion was made by Dave Soloman and seconded by Sheila Rodriguez to adjourn the meeting at 8:05 PM. Motion carried unanimously.

Respectfully Submitted:

Anne M. Smith, LCAM
President
Pinnacle Property Management