

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.  
Board of Directors Meeting  
September 10, 2009**

**Island Cove South Pool  
6:30 P.M.**

Board Members in Attendance: Karen Rodriguez, Dave Solomon, Sheila Claudio

Homeowners in Attendance: Approximately 29 Homeowners Present

Pinnacle Staff in Attendance: Anne M. Smith, President

Meeting was called to order at 6:30 p.m. by Dave Solomon. Quorum was verified. Meeting was properly noticed.

Motion was made by Karen Rodriguez and seconded by Dave Solomon to approve the minutes from the June 11, 2009 Board of Directors meeting as written. Motion carried unanimously.

**MANAGEMENT REPORT**

- Roof Repairs (See Attached)
- Irrigation Repairs
- Plumbing Repairs
- Chlorinator repaired in pool #2 at no charge.
- Repaired light/vent at pool #2 on Garden Isle Dr.
- Driveway Maintenance/Parking Bumpers
- Island Cove Sink Hole
- Backflow device

**NEW BUSINESS**

- Management is to look into replacing all the plants and bushes that have died.
- Management is to look into installing speed bumps throughout community.

**GROUNDS MAINTENANCE**

- A motion was made by Karen Rodriguez and seconded by Dave Solomon to approve the pressure washer for \$269.00 plus shipping. Motion carried unanimously.
- A motion was made by Sheila Claudio and seconded by Dave Solomon to approve the proposal for removing and replacing the fence at pool #2 in the amount of \$9,900.00. Motion carried unanimously.

FINAL

- A motion was made by Dave Solomon and seconded by Karen Rodriguez to refurbish all the Islands with new flowers and mulch. Motion carried unanimously.
- A motion was made by Dave Solomon and seconded by Karen Rodriguez to approve the exterior paint proposal from PCPI in the amount of \$228,350.00. Motion carried unanimously.

**ADJOURNMENT**

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

Respectfully Submitted:

Anne M. Smith, LCAM  
President  
Pinnacle Property Management