

Island Cove Villas at Meadow Woods Homeowners Association, Inc.
Board of Directors Meeting
November 12, 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 6:47PM. Quorum was verified; meeting was properly noticed.

PAINT COLOR CHOICES

Color Consultant Lisa Galavotti-Rea, as well as painter Martin Lencina of PCPI Building Services, were present to provide color choices to the Board and membership in attendance for the upcoming painting of all units throughout Island Cove. With five color choice options provided, a majority of those present choice the option of “Bagel” as the body color and “Divine White” for the trim color. Painting will commence in the next week or so with notices being placed at each building advising owners/tenants to clear personal items away from the buildings to allow for access. Painting will be suspended during the holidays to allow for personal decorations, etc. Painting will resume after January 1, 2010.

PROPOSED BUDGET

After a careful review of the proposed 2010 budget, which takes into account past spending and future projected expenditures, motion was made by Dave Soloman and seconded by Sheila Claudio to approve the proposed 2010 budget as presented. Motion carried unanimously.

A motion was made by Karen Rodriguez and seconded by Dave Solomon to approve the minutes from the September 10, 2009 Board of Directors meeting as written. Motion carried unanimously.

MANAGEMENT REPORT

A number of roof repairs have been accomplished since September. In addition, several plumbing and irrigation repairs have also been addressed.

A number of residents have been violating community guidelines by leaving trash and debris outside of the units. Management is to ensure all violators are cited and removal of these items is accomplished.

Front entrance landscape enhancements have been completed.

The fence surrounding Pool #2 has been installed.

Proposals were presented to install gutters on the units, but it was decided to postpone this task until after the painting is completed.

Proposals were also presented for landscape enhancements at the three pools as well as installing mulch throughout the community. This work will also be postponed to a future date.

FINANCIALS

- Motion was made by Karen Rodriguez and seconded by Dave Soloman to approve the October 2009 financials as presented. Motion carried unanimously.

NEW BUSINESS

- Motion was made by Karen Rodriguez and seconded by Dave Soloman to approve the proposal to repair a portion of sidewalk adjacent to 1216 Garden Island Court for \$990.00. Motion carried unanimously.
- Motion was made by Sheila Claudio and seconded by Karen Rodriguez to approve the proposal from Driveway Maintenance to repair ten different areas of asphalt throughout Island Cove North for \$1,182.00. Motion carried unanimously.
- Several proposals were reviewed to perform tree trimming throughout the community. Motion was made by Karen Rodriguez and seconded by Dave Soloman to approve the proposal from Ace Landscaping to trim 157 trees at a cost of \$14,915.00. Motion carried unanimously.

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