

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
February 7, 2012**

**Island Cove South Pool
14898 Laguna Beach Circle
Orlando, FL 32824**

Board Members in Attendance: Dave Solomon, Sheila Claudio and Juan Toledo

Management Staff in Attendance: Anne M. Smith, LCAM

Meeting was called to order at 6:30 PM. Quorum was verified. Meeting was properly noticed.

MINUTES

Motion was made by Dave Solomon and seconded by Juan Toledo to approve the November 3, 2011 Board Meeting Minutes as written. Motion carried unanimously.

OPEN FORUM

Adrian Rivas of 14602 Laguna Beach Circle addressed the Board regarding the enforcement of leashing and picking up after pets.

Dwane Bucklin of 14444 Bay Isle Drive stated he felt the Association would benefit from increased over-night patrols by the off-duty deputies who patrol the community.

Jorge Velazquez of 14773 Laguna Beach Circle voiced a desire in instituting rental restrictions within the community.

FINANCIALS

Motion was made by Dave Solomon and seconded by Sheila Claudio to approve the December 2011 financials in their preliminary state. Financials will be preliminary until all outstanding invoices for 2011 are received and processed, and the audit is completed.

COLLECTIONS

The Collection Status Report was reviewed.

GROUNDS & MAINTENANCE

The following maintenance issues were identified and addressed:

- Two broken lamp globes replaced at pool #3.
- Lift station maintenance performed.
- All three pool decks/cabana floors resurfaced.
- Various roof repairs completed.
- Various plumbing repairs completed to main shut offs in the community.
- New 'Tow Away' signs installed throughout community.
- Holiday décor installed.
- Tree at 14864 Laguna Beach trimmed.
- New parking bumper installed at 1156 Lucaya Circle.
- Gate lock repaired at pool #2.
- Various irrigation repairs completed, per the Board's approval.
- Motion was made by Sheila Claudio and seconded by Juan Toledo to **ratify** approval for November irrigation repairs totaling \$917.40
- Motion was made by Sheila Claudio and seconded by Juan Toledo to **ratify** approval for December irrigation repairs totaling \$1,010.75
- Motion was made by Sheila Claudio and seconded by Juan Toledo to **ratify** approval for January irrigation repairs totaling \$2,937.50

POOL LIGHTING UPDATE

Per Bill Shaffer, of Shaffer's Electrical Contracting, we have run the conduit alongside the sidewalk for the pathway lighting on the first pool. We are limited to how much we can do until the poles show up because we must maintain power to the existing lights. We will have to set the new poles and transfer the power at the same time. The new poles are scheduled to ship on 2/18.

PARKING STALL UPDATE

Due to a change in vendors, we are currently awaiting two additional proposals to include renderings of potential locations for 50 new stalls. This information will be emailed to the Board once received.

RACCOONS

Per the Board's request, Management investigated the relocation of raccoons, which have become a nuisance in the community. Orange County Animal Services deals with domestic animals, such as cats and dogs. They do not deal with nuisance wildlife. That service would need to be outsourced to a trapping company.

FINAL

Per Critter Control in Orlando, they offer a basic fee of \$229.00 for the trap and technician to inspect daily. Once the raccoons are trapped, by law they must be euthanized; they cannot be relocated. The cost per animal caught is \$59.00.

The Board took this information under advisement, but decided not to proceed.

PROPOSAL REVIEW

The following proposals are presented herein for your review:

- Pressure washing
 - Common area walkways, sidewalks and curbs
 - Motion was made by Dave Solomon and seconded by Juan Toledo to approve PCPI's estimate #3007 in the amount of \$1,600.00. Motion carried unanimously.
 - All units/buildings
 - The Board does not think this service is necessary at this time.
- Gutter cleaning (fronts only)
 - Motion was made by Dave Solomon and seconded by Juan Toledo to approve PCPI's estimate #51 in the amount of \$5,925.00. Motion carried unanimously.
- Electrical repairs at cabanas/restrooms
 - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Shaffer Electrical's proposal in the amount of \$625.00. Motion carried unanimously.
- Miscellaneous repairs at cabanas/restrooms
 - Motion was made by Dave Solomon and seconded by Juan Toledo to approve SDI General Contractor's proposal to repairs shower heads and complete other repairs totaling \$730.00. Motion carried unanimously.
- Metal railings in opening above gate at pool #3
 - Per the Board's request, Management will ask the vendor's to revise their quotes to include modification to the small diamond-shape opening on the existing gate.
- Landscaping
 - Renovations at South entrance and pool #3
 - Instead of performing upgrades to only the South area first, the Board agreed to approve the upgrades to both the North and South entrances. Pool renovations will be reviewed in May.
 - Motion was made by Sheila Claudio and seconded by Juan Toledo to approve Grasshoppers' quote m935 in the amount of \$2,400.00 for landscaping renovations to the North entrance.
 - Motion was made by Sheila Claudio and seconded by Juan Toledo to approve Grasshoppers' quote 1421 in the amount of \$2,400.00 for landscaping renovations to the South entrance.

FINAL

- Remove dead vegetation along perimeter of property
 - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Grasshoppers' quote 1426 in the amount of \$3,500.00.
- Brick wall repairs behind Lucaya Circle and Bay Isle Drive
 - The Board would like to review two comparative quotes before making a decision.

ADMINISTRATIVE

Coupons and approved 2012 budget mailed to all homeowners.

NON-COMPLIANCE REPORT

January Non-Compliance Report and Final Notice Expirations enclosed.

NEW BUSINESS

President Dave Solomon and Vice President Sheila Claudio executed the management contract renewal, which will expire on December 31, 2012.

Sheila Claudio stated she has not seen the El Sentinel newspaper being distributed recently. In the event the paper is redistributed, Management will call the distributor and cancel the paper.

ADJOURNMENT

There being no further business to discuss, motion was made by Dave Solomon and seconded by Sheila Claudio to adjourn the meeting at 7:40 PM. Motion carried unanimously.

Respectfully submitted by:

Anne M. Smith, LCAM
Pinnacle Property Management, LLC