

FINAL

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
February 10, 2011**

**Island Cove South Pool
1200 Sandy Shoals Way, Orlando**

Board Members in Attendance: Sheila Claudio and Dave Solomon
Management Staff in Attendance: Anne M. Smith, LCAM, Pinnacle Property Management

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

GUEST SPEAKER

Agent Phil Masi of Brown & Brown Insurance discussed the community's renewal policy.

MINUTES

Motion was made by Dave Solomon and seconded by Sheila Claudio to approve the minutes from the November 4, 2010 Board of Directors meeting as written. Motion carried unanimously.

OPEN FORUM

Glorida Nunez of 14423 Bay Isle Drive inquired about the increase in dues. Management explained this is a result of increased costs, landscaping needs, road paving reserves, etc. to help the Association plan for future expenditures.

Ivan Valdez of 1238 Lucaya reported a wire that he feels was cut by the landscapers and he feels he should be reimbursed. A call to the landscaping company went unanswered.

- Note: When management contacted the landscaping company the response was that there was no documentation regarding this issue and they cannot accept responsibility.

Katya Calixtro of 14884 Laguna Beach reported misdirected irrigation heads at her unit. Board President Dave Solomon also stated there are a number of misaligned irrigation heads that need to be addressed. Management will speak with landscapers.

Motion was made by Dave Solomon and seconded by Sheila Claudio to appoint Juan Toledo to a one-year term on the Board of Directors. Motion carried unanimously.

Motion was made by Dave Solomon and seconded by Sheila Claudio to appoint Allison Oliver as Chair of the Architectural Review Committee. Motion carried unanimously.

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FINANCIALS

Motion was made by Dave Solomon and seconded by Sheila Claudio to approve the October, November, December and January financials are presented. Motion carried unanimously.

Dave Solomon will contact United Legacy Bank and 1st Commercial Bank to update signors on the Island Cove accounts.

- *Please note: Signature cards were successfully updated at United Legacy Bank. Funds at 1st Commercial Bank were in the previous management company's name (Don Asher). Don Asher therefore closed the account and sent the funds via certified check payable to Island Cove Villas.*

Per Lake Doctors, the monthly cost to manage pond has increased slightly from \$196.00 per month to \$200.00 per month.

MANAGER'S REPORT

GROUNDS & MAINTENANCE

The following maintenance issues were identified and addressed:

- Annuals removed
- Christmas décor installed
- Christmas décor removed and stored
- New sections of broken concrete re-poured at Pool #3
- Fallen tree on Caribbean Cove Court was removed and disposed of. The tree appeared to have fallen due to a storm.
- Three broken parking bumpers replaced.

Motion was made by Dave Solomon and seconded by Sheila Claudio to ratify the approval for irrigation repairs totaling \$1,240.60. Motion carried unanimously.

Motion was made by Dave Solomon and seconded by Sheila Claudio to ratify the approval for irrigation repairs totaling \$622.90. Motion carried unanimously.

PROPOSAL REVIEW

The following proposals are presented herein for your review:

- Bathroom refurbishments
 - This project will be addressed at the next meeting.
- Pool deck refinishing
 - This project will be addressed at the next meeting.
- Pool equipment repairs
 - There was a brief discussion regarding these repairs. No decision was made at this time.
- Pump and motor replacement at Pool #2
 - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve Patterson Well Drilling's quote in the amount of \$3,000.00. Motion carried unanimously.
- Weekly pool cleaning service

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- The Board reviewed the options and agreed to retain their current pool maintenance vendor at \$1,200.00 per month.
- Irrigation rust treatment
 - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve Florida Green's estimate 2016 NTE \$400.50. Motion carried unanimously.
- Sod replacement
 - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve Florida Green's estimate #2014 to remove and install new sod throughout Island Cove South. Motion carried unanimously.
 - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve Florida Green's estimate #2015 to remove and install new sod throughout Island Cove North. Motion carried unanimously.
- Mulch installation
 - Motion was made by Dave Solomon and seconded by Sheila Claudio to install red cypress mulch to homes and all common areas throughout Island Cove North and South in the amount of \$24,480.00. Motion carried unanimously.
- The Board will pursue a pool attendant for the summer months.

NON-COMPLIANCE REPORT

January Non-Compliance Report was reviewed.

NEW BUSINESS

Motion was made by Dave Solomon and seconded by Sheila Claudio to approve Pinnacle's contract renewal for a one-year term. Motion carried unanimously.

ADIJOURNMENT

There being no further business to discuss, a motion was made by Dave Solomon and seconded by Sheila Claudio to adjourn the meeting at 8:00 PM. Motion carried unanimously.

Respectfully submitted by:

Anne M. Smith, LCAM
President
Pinnacle Property Management, LLC