

FINAL

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.
Board of Directors Meeting
Minutes
February 11, 2010**

**Island Cove South Pool
6:30 PM**

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

Homeowners in Attendance: Approximately 19 homeowners present

Management Staff in Attendance: Anne M. Smith, Pinnacle Property Management

Meeting was called to order at 6:30 PM by President Karen Rodriguez. Quorum was verified. Meeting was properly noticed.

Motion was made by Sheila Claudio and seconded by Karen Rodriguez to approve the minutes from the November 12, 2009 Board of Directors meeting as written. Motion carried unanimously.

OPEN FORUM

Jose Davila inquired as to the status of the Island Cove 2008 and 2009 financials. Ms. Smith explained that the association accountant had been remiss in submitting the required documentation for review by the Board. This issue has been addressed and the financials are underway.

Angel Custodio expressed concerns about the painting of the rear doors. Previously to the paint job, the doors were painted white – but were now being painted the same as the body color. Ms. Smith said she would investigate this change.

- **NOTE:** Management discussed this issue with the Board members and the painters. The reason for the change was that the white color showed significant deterioration and the body color would show far less wear and tear. Decision was made to keep the rear door colors the same as the body color.

Mary DeMatteo asked if the residents would receive notice before their building was to be painted. Ms. Smith explained that residents will receive a one-week notice so they may move any personal belongings from the exterior of their units.

There was also discussion about a recent string of car break-ins. There was a change made to the security hours to help curb this activity.

FINANCIALS

After review, motion was made by Karen Rodriguez and seconded by Dave Solomon to accept the December 2009 and January 2010 financials as presented. Motion carried unanimously.

MANAGER'S REPORT

GROUNDS & MAINTENANCE

- A number of asphalt repairs were made throughout the community since November.
- Christmas décor installed and removed.
- The lock and lever was replaced at Pool #2.
- Pansies were planted at entrances.

PROPOSAL REVIEW

Proposals were presented to add two (2) motion sensor lights at all three pool locations. Motion was made to ratify the vote, which was initially unanimously approved by the Board via email.

Motion was made by Dave Solomon and seconded by Karen Rodriguez to purchase new directional and traffic signage from Peachtree Business Products for a price NTE (not to exceed) \$880.00. Motion carried unanimously.

Proposals to remove and replace two (2) benches were reviewed. The Board would like to research non-wood options to extend the life of the benches. Management will supply the Board with options.

Motion made by Dave Solomon and seconded by Sheila Claudio to approve the proposal from SDI Contractors in the amount of \$760.00 to replace the bathroom countertops and sinks at Pools #1 and #2 and reinforce sinks at Pool #3. Motion carried unanimously.

Proposals were again submitted for cabana landscaping enhancements and installation of mulch throughout the community. These expenditures will be addressed in the spring, once the painting is complete.

Motion made by Sheila Claudio and seconded by Dave Solomon to approve the proposal from Ace in the amount of \$1,929.70 to add a pump system to prevent irrigation rust from affecting the buildings (paint), so long as Ace provides a written guarantee. Motion carried unanimously.

- **NOTE:** The guarantee can only cover the actual mechanism. Since Ace does not manufacture the equipment or the ingredients, they cannot guarantee the result.

Motion was made by Dave Solomon and seconded by Karen Rodriguez to pay the first installment for the exterior repainting and completion of the first 22 buildings in the amount of \$42,815.00. Motion carried unanimously.

NON-COMPLIANCE REPORT

January Non-Compliance Report was reviewed.

Management will also supply the Board with a list of all units with satellite dishes and their locations to ensure they are in compliance.

Management will ask Lizzette to make sure garbage cans are being stored out of sight.

LANDSCAPING

The Board expressed concerns that, while the association landscapers appear to be performing well and the level of service is far better than the association received previously, they need to communicate better with respect to the recent frost damage and plans for replacement. Association VP Dave Solomon volunteered to meet with the vendor to walk the property and address these issues.

OLD BUSINESS

Information was presented to the Board from Orange County's Traffic Engineering Department regarding the Speed Hump Program. It appears this would be a lengthy process, which includes a traffic study and a petition, requiring 66% of the homeowner's signatures. At this time the Board wishes to delay the possible installation of the speed humps.

NEW BUSINESS

The Board discussed some proposed amendments to the governing documents with respect to the maintenance and repair of each unit, possible rental guidelines and a reduction in quorum requirements. These items are still under discussion.

The association acquired 14305 Bay Isle Drive after it was offered for public sale to the highest bidder for non-payment of association dues. Management will contact the current occupants of the unit.

ADJOURNMENT

There being no further business to discuss, a motion was made by Sheila Claudio and seconded by Karen Rodriguez to adjourn the meeting at 7:28 PM. Motion carried unanimously.

Respectfully submitted by:

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