

FINAL

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.  
BOARD OF DIRECTORS MEETING  
February 21, 2013**

**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 and Maribel Lamboy,  
Translator

Meeting was called to order at 6:34 PM. Quorum was verified. Meeting was properly noticed.

**MINUTES**

Motion was made by Sheila Claudio and seconded by Dave Solomon to approve the November 8, 2012 Board Meeting minutes as written. Motion carried unanimously.

**OPEN FORUM**

*Dwane Bucklin of 14444 Bay Isle Drive* addressed the Board regarding the cost of the community Sheriff patrols.

**FINANCIALS**

Motion was made by Dave Solomon and seconded by Juan Toledo to approve the October, November and preliminary December financials as presented. Please note: Financials will be preliminary until all outstanding invoices for 2012 are received and processed, and the audit is complete. Motion carried unanimously.

**COLLECTIONS**

Collection Status Report as prepared by Association Attorney was reviewed.

**Board Action Requests – Collections:**

- The Board approved a 12-month payment plan, including all assessments, late fees and payment plan fees, for 1312 Lucaya Circle.

**GROUNDS & MAINTENANCE**

The following maintenance issues were identified and addressed:

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- The pool deck resurfacing and repainting project is complete.
- Various irrigation repairs completed.
- Various roof repairs completed.
- Various plumbing repairs completed to main shutoffs throughout community.
- Tree removed on South side of pool area.
- New diaphragm kit and handle kit replaced in the men's restroom urinal flush valve at pool #2.
- New fill valve replaced in women's restroom water closet at pool #2.
- New flapper installed in women's restroom ADA water closet at pool #2.
- New 8' fence panel installed behind 14812 Laguna Beach Circle. This fence appears to belong to the adjacent community. Pinnacle made several attempts at contacting the registered agent but received no reply. For safety and security reasons, the fence panel was replaced for \$295.00.
- Missing fence slats between 1250 and 1254 Lucaya Circle replaced.
- Tree in rear of 14876 Laguna Beach trimmed.
- Tree at 14431 Island Cove Drive trimmed.
- Palms at 14789 Laguna Beach trimmed.
- Oak trimmed and thinned at 14879 Laguna Beach Circle.
- Dead palms removed from 1203 Lucaya, 1259 Lucaya, and 1262 Lucaya.
- Shepherd's hook replaced at pool #1.
- New pH feeder installed at pool #1 per Health Department inspection report.

### **RATIFICATIONS**

Motion was made by Dave Solomon and seconded by Juan Toledo to ratify unanimous written approval for the following items. Motion carried unanimously.

- November irrigation repairs totaling \$585.00
- December irrigation repairs totaling \$575.50.
- February irrigation repairs totaling \$1,145.50.
- Stream Pool Services' estimate WEB000304 in the amount of \$900.00 to replace six (6) interior pool lights and gaskets in all three pool locations.
- Driveway Maintenance's proposal 11-130555 in the amount of \$600.00 to camera the entire pipe run between structures in front of 1176 Lucaya Circle.
- Driveway Maintenance's revised proposal 11-130626 totaling \$9,029.00 to repair the storm drain joints and asphalt in front of 1176 Lucaya Circle.
- Driveway Maintenance's proposal 11-130774 in the amount of \$1,980.00 to repair damaged asphalt caused by a main line leak in front of 14344 Island Cove Drive.
- Best Plumbing & Remodeling estimate 27025 in the amount of \$618.55 to replace the water fountain at pool #2.
- Spaffords Golf Carts' estimate in the amount of \$672.98 to replace six (6) batteries and cables in the Association's golf cart.

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- Lizzette Santiago's bonus in the gross amount of \$1,000.00 in lieu of a salary increase.

### **PROPOSAL REVIEW**

The following proposals are presented herein for your review:

- Sod replacement in remaining front yards
  - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Grasshoppers' quote 1809 in the amount of \$1,560.00 to complete sod replacement in the remaining front yards requiring sod. Motion carried unanimously.
- Tree trimming
  - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Grasshoppers' quote 1955 in the amount of \$850.00 to remove/trim a group of trees at 14708, 14716, 14721, 14724 and 14728 Laguna Beach Circle. Motion carried unanimously.
- Tree removal at 1145 Lucaya Circle
  - Ryan Windham, owner of Grasshoppers, agreed to remove a tree in the back of 1145 Lucaya Circle at no charge to the Association.
- Palm tree trimming
  - Motion was made Dave Solomon and seconded by Sheila Claudio to approve Grasshoppers' quote 1808 in the amount of \$6,000.00 to trim the palm trees throughout the community. Motion carried unanimously.
- Oak tree trimming/canopying
  - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Grasshoppers' quotes totaling \$18,990.00 to complete oak tree trimming/canopying throughout the community. Motion carried unanimously.
- Irrigation repairs
  - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Grasshoppers' quote 1988 in the amount of \$793.25 to complete irrigation repairs for Timer E/Zones 15-39. Motion carried unanimously.
- Lucaya Circle top porch railings
  - Motion was made by Dave Solomon and seconded by Sheila Claudip to approve PCPI Building Services' estimate 198 in the amount of \$2,195.00 to replace the top porch railing on 44 units on Lucaya Circle. Motion carried unanimously.
- Park benches
  - The Board decided to hold the purchase and installation of additional benches at this time.
- Hand dryers and soap dispensers
  - The Board would like information on installation costs before proceeding with the purchase of restroom hand dryers and soap dispensers.

**ADMINISTRATIVE**

- Annual Meeting held on November 8, 2012.
- The Board authorized Pinnacle to provide Spanish translation services at meetings for a fee of \$85.00 per hour with a two-hour minimum.

**NON-COMPLIANCE REPORT**

February Non-Compliance Report and Final Notice Expirations enclosed.

A 21-day demand will be sent to *14756 Laguna Beach Circle* for leaving their trashcan by the front door.

The Board voted to turn *1263 Lucaya Circle* over to the Association Attorney to pursue compliance for parking their motorcycle on the walkway.

**OLD BUSINESS**

There was no old business discussed.

**NEW BUSINESS**

The Board reviewed information from Orange County regarding a new Residential Tree Grant Program. The Board said they may be interested in the future.

**ADJOURNMENT**

There being no further business to discuss, motion was made by Dave Solomon and seconded by Sheila Claudio to adjourn the meeting at 7:20 PM. Motion carried unanimously.

Respectfully submitted by:

Anne M. Smith, LCAM  
Pinnacle Property Management, LLC