

FINAL

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.  
BOARD OF DIRECTORS MEETING  
May 10, 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 Sheila Claudio and seconded by Dave Solomon to approve the February 7, 2012 Board Meeting Minutes as written. Motion carried unanimously.

**GUEST SPEAKER**

Bill Ford, Community Security Consultant for Envera Systems presented a state-of-the-art security system for the three cabanas. This system not only utilizes cameras to monitor the area, it also contains a live monitor with two-way voice capability to dissuade vandalism and trespassing.

**OPEN FORUM**

*Dwane Bucklin of 14444 Bay Isle Drive* addressed the Board regarding the community's safety. Mr. Bucklin recommended reducing deputy patrols in an effort to defray the cost of a new security system at the pool areas.

*Lise Caradori of 1305 Lucaya Circle* addressed the Board regarding the opening in the wall behind 1301 Lucaya. She explained people are constantly coming and going through this area. Management will research additional options for enclosing the brick wall.

*Vanessa Latorre of 1221 Garden Isle Drive* submitted a proposed payment plan for review.

## **FINANCIALS**

Motion was made by Juan Toledo and seconded by Dave Solomon to approve the January through March Financials as prepared by Pinnacle, as well as the audited 2011 Year-End Financial Statement, as prepared by Arrington & Co., PA. Motion carried unanimously.

As a result of association reserve funds exceeding FDIC limits (\$250,000.00) at PNC Bank, motion was made by Dave Solomon and second by Juan Toledo to approve the following modifications:

Transfer \$115,000.00 from Account #1010 at PNC to EverBank  
Transfer \$125,000.00 from Account #1071 at Regions to EverBank

Management will then deposit the \$240,000.00 into the new Money Market Reserve Account at EverBank. Signers will be President Dave Solomon, Treasurer Juan Toledo and Anne Smith, Registered Agent.

## **COLLECTIONS**

Collection Status Report as prepared by Association Attorney was reviewed.

### **Board Action Requests – Collections:**

- Motion was made by Dave Solomon and seconded by Juan Toledo to accept the proposed settlement offer negotiated from the short sale of *1215 Barefoot Bay Drive*. Motion carried unanimously.
- The Board denied the payment plan proposed by *14592 Laguna Beach Circle* and voted to pursue foreclosure.
- Motion was made by Dave Solomon and seconded by Juan Toledo to counter the proposed settlement offer from *14744 Laguna Beach Circle*, and to offer the homeowner at payment plan to pay the remaining balance. Motion carried unanimously.
- The Board voted not to waive any late fees against *14840 Laguna Beach Circle*. The homeowner must pay the full balance owed on the account.
- Motion was made by Sheila Claudio and seconded by Dave Solomon to deny the proposed payment plan submitted by *1129 Lucaya Circle*, as it would exceed 12 months, and to pursue foreclosure. Motion carried unanimously.
- Motion was made by Dave Solomon and seconded by Juan Toledo to proceed with foreclosure action against *1185 Lucaya Circle*. Motion carried unanimously.
- The Board voted to move forward with the foreclosure complaint against *1238 Lucaya Circle*.
- The Board voted not to waive any late fees against *1325 Lucaya Circle*. The homeowner must pay the full balance owed on the account.

**Payment Plan Request:**

- No final decision was made regarding the payment plan proposed by 1221 Garden Isle Court.

**GROUPS & MAINTENANCE**

The following maintenance issues were identified and addressed:

- Undergrowth and dead vegetation removed along perimeter of property.
- Troublesome tree at 14580 Laguna Beach Circle removed.
- One Palm and one Oak trimmed at 14331 Island Cove Drive as the limbs were hitting the unit and stuck in roof eaves.
- Tree stump in the rear of 14419 Island Cove Drive removed.
- Common area sidewalks and curbs pressure washed.
- Front gutters cleaned on all units.
- Various roof repairs completed.
- Various plumbing repairs completed to main shutoffs in the community.
- Pool pump panel replaced.
- Light at South entrance repaired.
- Landscaping renovations completed at North and South entrances.
- Various electrical and maintenance repairs completed at cabanas and restrooms.
- Pool gate latch replaced at pool #2.
- New lighting installed at all three pools.
- Annual backflow testing and certification completed.
- Pothole on Lucaya Circle repaired.
- Motion was made by Dave Solomon and seconded by Sheila Claudio to *ratify* approval for Stream Pool Services to replace the main pool pump at pool #3 in the amount of \$599.99. Motion carried unanimously.
- Motion was made by Dave Solomon and seconded by Juan Toledo to *ratify* approval for Brownie's Wastewater Solutions to perform the following repairs/maintenance to the lift station. Motion carried unanimously.
  - Install new heaters in both control contractors in the amount of \$475.00.
  - Pull and clean both pumps in the amount of \$675.00.
  - Pull and clean both impellers in the amount of \$550.00.
  - Vactor out lift station of heavy grease and debris in the amount of \$850.00.
- Motion was made by Dave Solomon and seconded by Juan Toledo to *ratify* approval for Grasshoppers to excavate 80 ft. of trench from pool shower area to lift station in the amount of \$850.00. Motion carried unanimously.

### **PARKING STALL UPDATE**

After further research, it appears the Association likely cannot pursue the installation of additional parking spaces. There are limited areas in the community where the new stalls can be installed. To obtain a quote, Orange County is requesting specific information, including how many homes are 1-, 2-, and 3-bedrooms, to determine the *potential* occupancy. There are also factors such as a requirement that the community must leave a certain amount of land to absorb water. In addition, the Association would need to employ a line location service to mark areas where utility and cable lines are in order for the vendors to give a more accurate count and rendering showing the placement of the new parking spaces. As a result of this information, the Board decided not to further pursue this project.

### **PROPOSAL REVIEW**

The following proposals were presented for review:

- Security camera installation at pools/cabanas
  - The Board is interested in pursuing this project. Management will review the Association's available funds.
- Landscaping
  - South pool renovations
  - North pool B renovations
  - North pool C renovations
    - Funding for this project is under review.
  - Pass through area behind 1301 Lucaya Circle
    - Due to the safety and security of the residents in this area, Management will contact the utility company who owns the utility box in this location to inquire about extending the brick wall forward onto Island Cove property and closing off this pass through completely.
  - Sod replacement in front of homes
    - Funding for this project is under review
  - Sod replacement in common area islands
    - Funding for this project is under review
  - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve Grasshoppers' quote 1545 in the amount of \$1,200.00 to thin/canopy twelve (12) Oak trees behind Laguna Beach Circle, which border the neighboring community. Motion carried unanimously.
- Golf car accessories
  - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Advantage Golf Cars' estimate #1694 in the amount of \$862.65 for vinyl wind guards and an aluminum cargo box for the community's golf car. Management will also inquire about installation of these items. Motion carried unanimously.

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- Bulletin boards
  - The Board decided not to pursue new bulletin boards. Instead, Management will obtain small frames to house the pool permits, and will post them at the pools.
- Pool furniture
  - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve the purchase of patio chairs and chaise lounges for all three pools from The Home Depot in an amount not to exceed \$1,000.00. Motion carried unanimously.
- Metal work on opening at pool #3
  - The Board ultimately decided not to pursue this project.
- Pool acid wash
  - The Board decided not to pursue acid washes for the pool. Instead, the pool vendor will be asked to give the pools and filters a good cleaning.
  - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Stream Pools' purchase of 12 pails of 5-gallon exterior paint (with a one-year warranty) in the amount of \$1,320.00. Motion carried unanimously.
  - Because the method used when the pool decks were renovated in late 2011 was unsuccessful, Stream Pools will stucco and repaint all three pools as no additional charge. They also agree to warranty their work for one year.
- Brick wall repairs
  - Motion was made by Dave Solomon and seconded by Juan Toledo to approve PCPI's estimate #114 in the amount of \$12,200.00 to repair the brick wall behind portions of Bay Isle Drive and Lucaya Circle. Motion carried unanimously.
  - Motion was made by Dave Solomon and seconded by Juan Toledo to approve PCPI's estimate #151 in the amount of \$1,100.00 to repair a portion of the brick wall behind 14512 Laguna Beach Circle. Motion carried unanimously.
- Signage repair
  - The Board unanimously approved PCPI's estimate #167 in the amount of \$375.00 to reattach the existing sign to the entrance wall with concrete screws.

### **ADMINISTRATIVE**

- Property, liability and D&O insurance policies renewed on March 13, 2012.
- 2011 year-end financial postcards mailed April 17, 2012.
- Annual Corporate Report filed April 17, 2012.
- Annual swimming pool permits paid. Permits will be posted at each pool once received.

**NON-COMPLIANCE REPORT**

April Non-Compliance Report and Final Notice Expirations were reviewed. The Board decided to file suit against *14840 Laguna Beach Circle* for continued non-compliance regarding various items and debris in the rear of their home.

**NEW BUSINESS**

The Board reviewed correspondence and photos from a homeowner who resides in a neighboring community, who is concerned about vegetation and trees on Island Cove property, which is encroaching on her wood fence. After discussion, motion was made by Dave Solomon and seconded by Sheila Claudio to allow Grasshoppers to cut back the vegetation and overgrowth, and to remove the tree root encroaching on her property, in the amount of \$1,200.00. Motion carried unanimously.

The Board discussed community concerns regarding illegal cars on property as well as suspicious activity. This information was also relayed to Cpl. George Perez. As a reminder, if you see any illegal or suspicious activity, you are encouraged to contact the Orange County Sheriff's Office Non-Emergency Complaint Line at 407-836-HELP (4357).

**ADJOURNMENT**

There being no further business to discuss, motion was made by Dave Solomon and seconded by Sheila Claudio to adjourn the meeting at 9:15 PM. Motion carried unanimously.

Respectfully submitted by:

Anne M. Smith, LCAM  
Pinnacle Property Management, LLC