

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
May 12, 2011**

**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: Nicole Langhorst, LCAM and Ashley Christmas, Non-Compliance Dept.

Meeting was called to order at 6:32 PM. Quorum was verified. Meeting was properly noticed.

MINUTES

Motion was made by Dave Solomon and seconded by Sheila Claudio to approve the minutes from the February 10, 2011 Board of Directors meeting as written. Motion carried unanimously.

OPEN FORUM

Jaime Colon of 14650 Laguna Beach addressed the Board regarding a palm tree in his front yard whose fronds are overhanging his roof. Mr. Colon also stated there is new sod in his yard which is not efficiently being watered by the sprinklers. Dave Solomon reiterated Mr. Colon's concerns, explaining there are several areas throughout the community where the newly laid sod is dying because the sprinklers are not working in those locations. Management will contact the landscapers to inspect and correct these issues. Additionally, Mr. Colon asked how he may obtain a pool key. Sheila Claudio explained the options for obtaining a pool key from Management.

FINANCIALS

Motion was made by Dave Solomon and seconded by Juan Toledo to approve the February financials as presented. Motion carried unanimously.

The March and April financials will be sent electronically once complete.

FINAL

The 2010 year-end financial statements were reviewed.

COLLECTIONS

The current Collections Status Report as prepared by the Association attorney was briefly reviewed. Dave Solomon reiterated that there should be no delay in sending delinquent homeowners to the attorney to pursue restitution.

MANAGER'S REPORT

GROUNDS & MAINTENANCE

The following maintenance issues were identified and addressed:

- Backflows were tested and certification was sent to Orange County.
- Leaking fire hydrant repaired.
- 5 HP submersible pump and motor installed at Pool #2.
- Community-wide sod installation is complete.
- Community-wide mulch installation is underway.
- New street signs installed throughout community to replace old, faded signs.
- Motor at Pool #2 was replaced under warranty after being struck by lightning.
- Cylinder and latch replaced on lock at Pool #2.
- **Ratify:** Vak Pak lid repairs at all three pools. Parts are on order and will be installed once received.
 - Motion was made by Dave Solomon and seconded by Juan Toledo to ratify approval for Stream Pool's estimate #49 in the amount of \$3,080.00. Motion carried unanimously.
- **Ratify:** Creation and installation of *Parking on Grass...* signs to be installed on Wednesday, May 18.
 - Motion was made by Dave Solomon and seconded by Juan Toledo to ratify approval for Platinum Signs estimate #101804 in the amount of \$278.94. Motion carried unanimously.

PROPOSAL REVIEW

The following proposals are presented herein for your review:

- Bathroom refurbishments
 - Due to the ongoing vandalism at the pool restrooms, the Board decided to only pursue the minimal work required. Motion was made by Dave Solomon and seconded by Sheila Claudio to approve Best Plumbing's estimates #16601, #16602 and #16603 totaling \$973.84. Motion carried unanimously.
- Pool deck refinishing
 - Motion was made by Sheila Claudio and seconded by Juan Toledo to approve Stream Pools estimate in the amount of \$10,843.17. Motion

FINAL

carried unanimously. Per Board instruction, Management will contact Stream Pools to inquire about the procedure and time it will take to complete this project. The Board may choose to hold until after the summer months.

- Pool locks
 - The current pool locks are the highest grade, pick proof lock on the market. The company recommends installing proximity readers which would require a key card to enter and are tamper proof. The Board is interested in this option, but would like two additional quotes to compare the cost involved. Management will provide at a future meeting.
- Tree trimming/removal
 - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve A Cut Above's proposal in the amount of \$950.00 to remove and stump grind three dead trees on property. Motion carried unanimously.
- Pool lighting
 - The Board decided to hold this project to research sturdier, more industrial-strength options.
 - Regarding the quote for path lighting, the Board would like a modified quote to illuminate the dark walkway to the Lucaya pool.
- Pool Rules signs to replace missing or vandalized signs
 - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Platinum Signs estimate #101801 in the amount of \$1,210.55. Pool hours have also been modified per Board instruction.
- Irrigation repairs
 - Motion was made by Dave Solomon and seconded by Juan Toledo to approve irrigation repairs totaling \$694.50. Motion carried unanimously.
- Landscaping behind 1301 Lucaya
 - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Florida Green's proposal in the amount of \$350.00 to remove and dispose of existing shrubs located behind this home and to install new Viburnum hedges to hide the existing electrical box. Motion carried unanimously.

ADMINISTRATIVE

- Notice of Intent to Enforce Towing sent to all residents and homeowners on April 28, 2011.
- 2010 Tax return executed.

NON-COMPLIANCE REPORT

April Non-Compliance Report and Final Notice Expirations were reviewed.

OLD BUSINESS

The Board briefly reviewed information regarding a pool monitor/security officer to help patrol the pool areas, especially on the weekends. Dave Solomon will review the information provided in depth.

Regarding resident concerns over recent vandalism and criminal mischief, Dave Solomon discussed statistics compiled by Orange County Deputy George Perez. Overall, crime within Island Cove is relatively low. Mr. Solomon went on to further explain patrols are done for the good of the community and are not mandated.

Deputy Perez also encouraged homeowners to call the Orange County Sheriff's Non-Emergency Line at 407-836-HELP, should they see any suspicious activity.

Security cameras were discussed as a deterrent option, but they are costly to install and maintain, and the Board is concerned they too will be vandalized and broken.

NEW BUSINESS

Board Member Juan Toledo suggested limiting access to the property by gating the community. Management explained the Association must first obtain quotes from installers. The installer will then submit all pertinent paperwork to the County for their final decision.

ADJOURNMENT

There being no further business to discuss, a motion was made by Dave Solomon and seconded by Sheila Claudio to adjourn the meeting at 8:16 PM. Motion carried unanimously.

Respectfully submitted by:

Nicole Langhorst, LCAM
Pinnacle Property Management, LLC