

FINAL

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
May 15, 2014**

**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 6:40 PM. Quorum of the Board was verified. Meeting was properly noticed. A Spanish interpreter was on hand to translate portions of the meeting.

OPEN FORUM

Jose Davila asked if the investment made in the monitored security system is proving to be cost effective. Anne Smith replied that the costs for repairs due to vandalism have been significantly reduced since the installation of the cameras. Additional cameras were discussed at one time but were cost prohibitive at this time. Mr. Davila also inquired about possible roof cleaning throughout the community.

Angel Resto supported investigating the costs involved with cleaning the roofs and requested the association also consider having the buildings pressure washed so as to elongate the appearance of the paint.

MINUTES

Motion was made by Dave Solomon and seconded by Juan Toledo to approve the February 26, 2014 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

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

After review, motion was made by Dave Solomon and seconded by Juan Toledo to approve the 2013 year-end audited financial statements as prepared by CPA Arrington & Company. Motion carried unanimously.

COLLECTIONS

Board Action Requests – Collections:

- Motion was made by Dave Solomon and seconded by Sheila Claudio to proceed with lien foreclosure against *1244 Barefoot Bay*. Motion carried unanimously.
- Motion was made by Dave Solomon and seconded by Juan Toledo to send *1219 Caribbean Cove Court* to Patrick Willis' Office for collections. Motion carried unanimously.
- Motion was made by Dave Solomon and seconded by Juan Toledo to send *1153 Lucaya Circle* to Patrick Willis' Office for collections. Motion carried unanimously.
- Motion was made by Dave Solomon and seconded by Sheila Claudio to approve the payment plan requested by *1215 Lucaya Circle*. If the homeowner defaults on the payment plan, the Board voted to proceed with lien foreclosure. Motion carried unanimously.

GROUNDS & MAINTENANCE

The following maintenance issues were identified and addressed:

- Roof repairs at 1224 Caribbean Cove completed.
- Damaged masonry box repaired and GFCI replaced at pool #3.
- Damaged gate at pool equipment at pool #3 repaired.
- Roof repairs at 14365 Bay Isle Drive completed.
- Annual inspection and certification of fire hydrants and backflow devices completed on February 28, 2014.
- Lift station maintenance performed.
- Various irrigation repairs completed.
- Various plumbing issues inspected and repaired as necessary.

RATIFICATIONS

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

- Martin Roofing's proposal in an amount not to exceed \$1,500.00 for roof repairs at 14430 Island Cove Drive. (*Final amount invoiced was \$861.30*)
- Martin Roofing's proposal in an amount not to exceed \$1,950.00 for roof repairs at 1165 Lucaya Circle. (*Final amount invoiced was \$1,538.32*)
- Driveway Maintenance's proposal in the amount of \$9,795.00 to proceed with repairing the hole in the road in front of 14444 Bay Isle Drive. Repairs included locating and repairing the underground leak, then backfilling and patching the asphalt.
- Stream Pool's estimate in the amount of \$650.00 to replace the pool pump at pool #2.

PROPOSAL REVIEW

The following proposals are presented herein for your review:

- **Landscaping**
 - **Fence installation around landscaping behind 1301 Lucaya Circle**
 - The Board did not proceed with Grasshoppers' quote 2577.
 - **Sod replacement and root pruning at 14305 Bay Isle Drive**
 - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Grasshoppers' quote 2643 in the amount of \$500.00 plus the option to replace the sod and prune the roots at 14309 Bay Isle Drive for the same amount. Motion carried unanimously.
 - **Mulch for pool areas**
 - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Grasshoppers' quote 2620 in the amount of \$4,485.00. Motion carried unanimously.
 - **Palm tree trimming**
 - Motion was made by Dave Solomon and seconded by Juan Toledo to approve Grasshoppers' quote 2614 in the amount of \$6,000.00. Motion carried unanimously.
 - **Mulch for additional common areas**
 - The Board did not proceed with Grasshoppers' quote 2478.
- **Security patrols**
 - After review of four separate proposals, the Board would like to invite Vital Security and Investigations as well as Universal Protection Service, LLC to attend an upcoming meeting to further discuss the services they provide.
- **Railing replacement**
 - Lizzette Santiago will provide Management with a total number of homes in need of replacement.

ADMINISTRATIVE

- Annual Corporate Report filed with the State on January 9, 2014.
- 2013 year-end financial postcards mailed May 2, 2014.

NON-COMPLIANCE REPORT

April Non-Compliance Report was reviewed.

It was noted that 14828 Laguna Beach Circle has tires stored in the rear of the property. Management will send a notice to the owner.

Board Action Request – Non-Compliance:

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- The homeowner at *1211 Lucaya Circle* was cited for an unapproved exterior modification, which was later determined to have been installed prior to the current owner purchasing the unit. As such, the Board voted to close out this violation.

OLD BUSINESS

There was no old business discussed.

NEW BUSINESS

There was no new business discussed.

NEXT MEETING

The next meeting will be held on Thursday, August 21, 2014 at 6:30 pm at Pool #3.

ADJOURNMENT

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

Respectfully submitted by:
Anne M. Smith, LCAM
Pinnacle Property Management, LLC