

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.  
BOARD OF DIRECTORS MEETING  
August 6, 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

Meeting was called to order at 6:31 PM. Quorum was verified. Meeting was properly noticed.

**MINUTES**

Motion was made by Sheila Claudio and seconded by Juan Toledo to approve the May 16, 2013 Board Meeting minutes as written. Motion carried unanimously.

**GUEST SPEAKER**

*Todd Rogers and Patrick Carr of Vital Security and Investigations* addressed the board and audience regarding private security patrols. All officers are certified and must pass an extensive background check and drug testing. Officers can be armed or unarmed and can patrol in a variety of vehicles including electric cars, golf carts and on foot.

**OPEN FORUM**

Some residents questioned the current towing and parking policy at Island Cove. The board will review current policies and distribute updated information in an upcoming newsletter.

**FINANCIALS**

Motion was made by Dave Solomon and seconded by Juan Toledo to approve May, June and July financials as prepared. Motion carried unanimously.

**COLLECTIONS**

The Collection Status Report as prepared by Patrick Willis' office was reviewed.

**Board Action Requests – Collections:**

- The Board agreed to waive late fees totaling \$20.00 from 14748 Laguna Beach Circle's account. The homeowner is still responsible for the \$40.00 in collection fees.

## **GROUND & MAINTENANCE**

The following maintenance issues were identified and addressed:

- Various irrigation repairs completed.
- Various plumbing issues inspected and repaired as necessary.
- Various roof repaired completed.
- Half of the tree trimming (Palms and Oaks) has been completed. Project continues to progress.
- Aluminum fencing installed around the pool equipment at pool #1 and pool #2.
- Dead latch replaced on the gate at pool #1.
- Numerous signs (No Parking, Tow Away, Speed Limit, and Stop) replaced throughout the community.

## **RATIFICATIONS**

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

- Shaffer Electrical Contracting's quote in the amount of \$1,140.00 to relocate and replace the breaker at pool #3.
- July irrigation repairs totaling \$1,123.00.

## **PROPOSAL REVIEW**

The following proposals are presented herein for your review:

- **Replace common area sidewalk near 1357 Lucaya Circle**
  - Motion was made to approve PCPI Services' estimate 227 in the amount of \$485.00. Motion carried unanimously.
- **Doggie stations**
  - Motion was made by Dave Solomon and seconded by Juan Toledo to approve the purchase and installation of five (5) dog waste stations with a single-pull system. Two stations will be installed in the North side of the community, and three stations will be installed in the South side. Motion carried unanimously.
- **Presentation and Discussion: Security Patrols**
  - No final decision was made at this time.
- **Review and Discussion: Common Ground Landscaping**
  - The Board viewed proposed renderings from Grasshoppers for common area landscaping. Grasshoppers will submit pricing for the Board to review.
- **Review and Discussion: Townhome Landscaping**
  - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve three front yards to receive the new landscaping as proposed at \$570.00 for each yard. If less plant material is ultimately needed, the cost will be reduced. Motion carried unanimously.
    - Management will view the properties with the landscaper to choose the three yards.

**ADMINISTRATIVE**

- New CD opened at Old Florida National Bank in the amount of \$230K earning 0.8% interest.
- 250 accounts purchased from Transworld Systems for collections.
- On-site inspection with a Reserve Advisors engineer held on July 16, 2013.

**NON-COMPLIANCE REPORT**

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

The Board would like to begin enforcing “illegal” satellite dishes within the neighborhood. Dishes which are attached to the roof (shingles), on the front of the home, viewable from the street, have exposed wiring, or have not been granted ARB approval are subject to receiving violation notices.

If the Association has proof that 1224 Coral Coast Drive has received the final notice (i.e., certified mail return receipt), the Board instructed Management to turn the account over to the Association attorney. If not, Management will send a final 21-day demand letter via certified mail, return receipt requested.

**OLD BUSINESS**

The towing/parking policies were discussed. Several homeowners had concerns regarding misuse of assigned spaces. Management will prepare a written overview of parking policies for board review. Once approved, the document will be distributed to all owners/tenants.

**NEW BUSINESS**

The Board reviewed two quotes from Grasshoppers with shade-tolerant landscaping options for 1235 Lucaya Circle. No final decision was made pending the Board’s inspection of the property.

**NEXT MEETING**

The next meeting will be held on Thursday, November 7, 2013 at 6:30 PM at the South Pool. This will be the 2013 Annual, Budget and Board Meeting.

**ADJOURNMENT**

There being no further business to discuss, motion was made by Dave Solomon and seconded by Juan Toledo to adjourn the meeting at 8:30 PM. Motion carried unanimously.

Respectfully submitted by:

Anne M. Smith, LCAM  
Pinnacle Property Management, LLC