

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.  
BOARD OF DIRECTORS MEETING  
August 9, 2012**

**Island Cove South Pool  
14898 Laguna Beach Circle  
Orlando, FL 32824**

Board Members in Attendance: Dave Solomon and Sheila Claudio

Board Members Absent: 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 Dave Solomon and seconded by Sheila Claudio to approve the May 10, 2012 Board Meeting Minutes as written. Motion carried unanimously.

**GUEST SPEAKER**

Bill Ford, Community Security Consultant for Envera Systems, presented an additional security system option for the North and South entrances, which would capture video of license plates on vehicles that enter and exit the community.

**OPEN FORUM**

A homeowner inquired about the feasibility of having the association landscapers utilize cement protective barriers around the irrigation heads.

**FINANCIALS**

Motion was made by Dave Solomon and seconded by Sheila Claudio to approve April, May and June Financials as presented. Motion carried unanimously.

**COLLECTIONS**

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

**Board Action Requests – Collections:**

- Motion was made by Dave Solomon and seconded by Sheila Claudio to ratify the decision to cancel the HOA foreclosure sale and re-foreclose on *14312 Bay Isle Drive*. Motion carried unanimously.
- Motion was made by Dave Solomon and seconded by Sheila Claudio to ratify the decision to keep *1221 Garden Isle Court* at Patrick Willis' office so he can monitor the payment plan. In the event the homeowner defaults on their approved payment plan, the Board gives Patrick Willis authority to proceed with lien foreclosure. Motion carried unanimously.
- Information was given on the status of the property located at *14402 Island Cove Drive*. The account is currently on hold pending the outcome of bankruptcy.

**GROUNDS & MAINTENANCE**

The following maintenance issues were identified and addressed:

- Orange County 2012 Neighborhood Pride Grant awarded to Island Cove Villas for brick wall repairs throughout the community. Management will continue to work closely with the County and the approved vendor, PCPI Building Services, to ensure all proper steps are taken to repair the wall per Orange County's specific requirements.
- Pothole at North entrance repaired.
- Vegetation and overgrowth cut back between Island Cove's property and neighboring community.
- Broken coach lights replaced at Pool #2.
- Installed three (3) quads at all three pool locations in anticipation of new security system installation.
- Bright House installed static IP addresses at all three pool locations in anticipation of new security system installation.
- Water fountain at Pool #2 repaired.
- Various irrigation repairs were completed.
- Exterior stucco crack at 14423 Bay Isle Drive repaired.
- Monthly lift station maintenance completed.
- Various plumbing repairs completed throughout the community.
- Various roof repairs completed.
- Twelve (12) Oak trees on property thinned and canopied.
- Latch and strike plate replaced on gate at Pool #2.
- Strike guard, latch and cylinder replaced on gate at Pool #1.
- Aluminum cargo box and vinyl enclosure installed on Association's golf car.
- One (1) Palm and one (1) Oak trimmed at 14331 Island Cove Drive.
- The water line to the lift station hose bib was tied into the water line at the pool. Lift station hose bib now functioning.
- Island Cove South entrance sign reattached.

## FINAL

- Storage closet at Pool #2 cleaned out (broken pool furniture discarded) and treated with anti-microbial agent for mold growth.
- Storage door at Pool #2 replaced with a new metal door with louvered vents to allow for air circulation.
- Graffiti removed from women's bathroom stall and spray painted toilet seat replaced at Pool #2.
- Office door replaced and door swing changed at Pool #1.
- Two hinges replaced and pool gate reinstalled at Pool #2.
- Damaged women's bathroom door replaced at Pool #2.

### **RATIFICATIONS**

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

- Grasshoppers' quote 1432 in the amount of \$704.50 to rewire and install box on Clock E to make the zones run in sync with others on property. Work completed 5/29/12. Motion carried unanimously.
- May irrigation repairs totaling \$1,357.00. Motion carried unanimously.
- June irrigation repairs totaling \$892.55. Motion carried unanimously.
- Cliffco Roofing to complete repairs at 1279 Lucaya Circle in the amount of \$525.00. Motion carried unanimously.
- Grasshoppers' quote 1512 in the amount of \$3,792.75 to replace sod in front of several homes on Laguna Beach Circle and Lucaya Circle. Motion carried unanimously.
- Grasshoppers' quote 1513 in the amount of \$7,020.00 to replace sod in the common area islands. Motion carried unanimously.
- Grasshoppers' quote 1422 in the amount of \$7,620.00 to complete landscaping renovations at pool #1. Motion carried unanimously.
- Grasshoppers' quote m967 in the amount of \$9,750.00 to complete landscaping renovations at pool #2. Motion carried unanimously.
- Grasshoppers' quote m966 in the amount of \$5,500.00 to complete landscaping renovations at pool #3. Motion carried unanimously.
- Purchase a video security system from Envera, instead of leasing the equipment, in the amount of \$32,745.00. Motion carried unanimously.

### **PROPOSAL REVIEW**

The following proposals were presented for review:

- Irrigation repairs for Timer A
  - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve Grasshoppers' quote 1674 in the amount of \$337.50. Motion carried unanimously.
- Irrigation repairs for Timer E

## FINAL

- Motion was made by Dave Solomon and seconded by Sheila Claudio to approve Grasshoppers' quote 1675 in the amount of \$727.90. Motion carried unanimously.
- Fire ant treatment behind all homes
  - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve Grasshoppers' quote 1670 in the amount of \$1,490.00. Motion carried unanimously.
- Fencing around pool equipment at Pool #1 and Pool #2
  - *Please note the pool equipment at Pool #3 is already enclosed.*
  - Per the Board's instruction, Management will procure additional quotes for this project.
- Security camera installation at entrances
  - The Board reviewed the information, but due to the high cost, decided not to pursue the project at this time.

### **ADMINISTRATIVE**

July Newsletter and Orange County Sheriff's Office bulletin mailed on July 19, 2012.

### **NON-COMPLIANCE REPORT**

July Non-Compliance Report and Final Notice Expirations were reviewed. The Board decided to hold further enforcement of the properties listed at this time.

### **OLD BUSINESS**

The Board addressed the residents' safety concerns in light of recent vandalism and theft events, as well as a homicide that occurred in the community in June.

### **NEW BUSINESS**

The Board will meet on October 10, 2012 at 6:30 pm to review the proposed 2013 Budget. Management will include funding for park benches, road paving and additional landscape upgrades.

### **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