

FINAL

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
August 21, 2014**

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

Board Members in Attendance: Dave Solomon, Juan Toledo and Sheila Claudio

Management Staff in Attendance: Anne M. Smith, LCAM and Debbie Donovan

Meeting was called to order at 6:32 PM. Quorum of the Board was verified. Meeting was properly noticed. A Spanish-speaking interpreter was on hand to translate portions of the meeting.

OPEN FORUM

Luis Velez addressed the Board regarding security and dog waste.

Alexander Rios also addressed the Board regarding security concerns.

Gus Paez stated his AC was vandalized. Mr. Paez also discussed gutters and parking stickers for visitors.

Jose Davila reported a recent sighting of individuals roaming the parking lot at 2:00AM with a flashlight.

Edwin Figueroa discussed parking issues.

Isabel Rodriguez asked about the process for installing a patio.

Isabel Gonzalez also had issues with security.

The resident at *1316 Lucaya Circle* stated the grass in the front and rear of her unit appears very dry.

MINUTES

Motion was made by Sheila Claudio and seconded by Dave Solomon to approve the July 17, 2014 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Dave Solomon and seconded by Sheila Claudio to approve the July financials as presented. Motion carried unanimously.

After review and discussion, motion was made by Dave Solomon and seconded by Juan Toledo to approve the draft 2015 budget as amended. Assessments will increase from \$206.00 to \$218.00 per month. Motion carried unanimously.

Motion was made by Dave Solomon and seconded by Juan Toledo to approve the transfer \$100,000.00 from the Union Bank Reserve Money Market Account to the Trustco Bank Reserve Money Market Account to ensure the Association is within FDIC limits. Motion carried unanimously.

COLLECTIONS

The Board reviewed a synopsis showing the total debt resolved and the cost of collections via Transworld from January 1, 2014 through August 20, 2014.

Board Action Requests – Collections:

- Motion was made by Dave Solomon and seconded by Juan Toledo to ratify the Board's decision to halt the lawsuit against *1244 Barefoot Bay Drive* and not pursue a trial date so the owner will sign over the property to the Association. Motion carried unanimously.
- The Board voted to send *14424 Bay Isle Drive* to Transworld Phase III for further collections.
- The Board approved a 12-month payment plan for *14435 Bay Isle Drive* to include the regular assessments.
- The Board voted to send *1203 Caribbean Cove Court* to the attorney for further collections.
- The Board agreed to proceed with HOA lien foreclosure lawsuit against *14360 Island Cove Drive*.
- The Board agreed to proceed with HOA lien foreclosure lawsuit against *14724 Laguna Beach Circle*.
- Motion was made by Sheila Claudio and seconded by Dave Solomon to ratify the Board's decision to waive \$2,500.00 to close the short sale for *14787 Laguna Beach Circle*. Motion carried unanimously.
- Motion was made by Dave Solomon and seconded by Sheila Claudio to ratify the Board's decision to accept \$2,412.50 to settle the account for *14855 Laguna Beach Circle* in full, per the attorney's recommendation. Motion carried unanimously.

GROUNDS & MAINTENANCE

The following maintenance issues were identified and addressed:

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- Pothole at North entrance repaired.
- Lock at gate at pool #1 repaired.
- Tree obstructing street light at 1137 Lucaya Circle trimmed.
- Dead Pine tree removed from exit side of Island Cove North.
- Lift station maintenance performed.
- Various irrigation repairs completed.
- Various plumbing issues inspected and repaired as necessary.

RATIFICATIONS

Motion was made by Sheila Claudio and seconded by Juan Toledo to *ratify* approval of Driveway Maintenance's proposal 11-141732 in the amount of \$890.00 to repair a depression in the asphalt at 14898 Laguna Beach Circle. Motion carried unanimously.

PROPOSAL REVIEW

The following items were presented for review:

- **Pressure wash common area sidewalks, curbs and gutter drains**
 - Motion was made by Sheila Claudio and seconded by Dave Solomon to approve PCPI Services' estimate 4157 in the amount of \$2,700.00. Motion carried unanimously.
- **Excavate and investigate hole at 1160 Lucaya Circle**
 - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve contractor Rick Amick's proposal in the amount of \$2,885.88. *Note – this quote does not include leak repairs if a leak exists underground. This hole was temporarily backfilled as a safety precaution.* Motion carried unanimously.
- **Pressure wash exterior of buildings and roofs**
 - The Board decided to hold this project at this time pending clarification on of application process and warranty information.
- **Repaving Island Cove North and resealing Island Cove South**
 - The Board would like to know from Rick Amick what his warranty period is and if 1" asphalt overlay is sufficient. Management will report back to the Board via email for a final decision.

NON-COMPLIANCE REPORT

July Non-Compliance Report and Final Notice Expirations were reviewed. A 21-day demand letter will be sent to *1220 Garden Isle Court* regarding the broken blinds.

OLD BUSINESS

Security Patrols: Motion was made by Dave Solomon and seconded by Juan Toledo to terminate Orange County Sheriff Off-Duty Patrols and retain Vital Security and

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Investigations. Vital Security will begin patrolling the community on October 1, 2014.
Motion carried unanimously.

NEW BUSINESS

The Board would like a newsletter discussing the new security patrols and community Do's and Don'ts.

NEXT MEETING

The next meeting will be held on Thursday, November 6, 2014 at 6:30 pm at Pool #3. This will also be the Annual 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 8:12 PM. Motion carried unanimously.

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