

FINAL

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
August 22, 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: Anne M. Smith, LCAM

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 May 12, 2011 board meeting minutes as written. Motion carried unanimously.

OPEN FORUM

Jose Davila of 1217 Garden Isle Court addressed the Board regarding sod. Mr. Davila was assured that any grass that was replaced that didn't survive will be addressed. In addition, if plants are needed to supplement at individual unit entrance planters, that will be addressed as well. Mr. Davila also inquired about the Association's emergency plan, in the event of a hurricane or other major storm. Management will coordinate with the landscapers regarding these issues.

FINANCIALS

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

Motion was made by Dave Solomon and seconded by Juan Toledo to ratify approval to redeem CD # 3015019481 from United Legacy Bank and place the funds in the Operating Account. Motion carried unanimously.

After careful review, motion was made by Sheila Claudio and seconded by Dave Solomon to approve the 2012 proposed budget as presented. Motion carried unanimously.

COLLECTIONS

Collection Status Report as prepared by Association Attorney was reviewed.

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The Board approved the revised payment plan proposed by 1221 Garden Isle Court.

MANAGER'S REPORT

GROUNDS & MAINTENANCE

The following maintenance issues were identified and addressed:

- Pothole at North entrance repaired (see attached photo).
- Toilet handle replaced at Pool #3 restroom (see attached photo).
- Lighting fixture at Pool #3 restroom repaired (see attached photo).
- Gate at Pool #2 repaired. Vendor installed two L brackets, one above and one below, to secure gate back to wall.
- Gate at Pool #3 repaired. Vendor installed one L bracket to secure the gate back to the wall.
- New pool rules signs installed at each pool with a protective plastic cover.
- Two dead pines and one dead palm tree removed from property, as approved in May. Florida Green will submit recommendations for replacements.
- Various irrigation repairs were completed.
- New Viburnum hedges installed behind 1301 Lucaya Circle to screen electrical box, as approved in May.
- Management contacted Orange County to spray the community for mosquitoes. A representative from OC Mosquito Control walked the community, checked all the pools and ponds, and did not find any adult breeding mosquitoes; therefore, the County could not treat the area.
- Pool deck refinishing – This work was approved in May but the Board wanted to wait until after the summer months to proceed. It will take approximately 3-5 days per pool.

RATIFICATIONS

- Motion was made by Juan Toledo and seconded by Sheila Claudio to ratify approval for the installation of chlorine and pH feeders as required by Florida Law passed in June. Motion carried unanimously.
- Motion was made by Juan Toledo and seconded by Sheila Claudio to ratify approval for the installation of red Cypress mulch along Landstar and Town Center Blvds. Motion carried unanimously.
- Motion was made by Dave Solomon and seconded by Juan Toledo to ratify approval for replacement plants throughout community. Motion carried unanimously.

PROPOSAL REVIEW

The following proposals are presented herein for your review:

- Parking stall additions
 - Because of the excessive cost of the proposals, alternative solutions will be researched and discussed at a future meeting.

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ADMINISTRATIVE

- Motion was made by Dave Solomon and seconded by Juan Toledo to ratify approval to set an amount not to exceed \$500.00 for irrigation repairs to be conducted by Florida Green without prior approval from the Board. Motion carried unanimously.
- New signature cards were executed.
- 2011 Audit Engagement Letter was executed.
- Next meeting will be held on Thursday, November 3, 2011 and will also be the Annual Meeting.

NON-COMPLIANCE REPORT

July Non-Compliance Report and Final Notice Expirations were reviewed. Motion was made by Dave Solomon and seconded by Juan Toledo to turn several homes over to the Association Attorney for further enforcement. Motion carried unanimously.

OLD BUSINESS

As a result of continued high incidences of vandalism and mischief at the three community pools, management will research hiring a pool monitor/security officer with possible maintenance duties as well.

NEW BUSINESS

The Board reviewed Article VII, Section 12 of the community's Covenants and Restrictions regarding the ability to fine homeowners. Management will draft fining notices for the Board's review.

ADJOURNMENT

There being no further business to discuss, motion was made by Dave Solomon and seconded by Sheila Claudio to adjourn the meeting at 7:56 PM. Motion carried unanimously.

Respectfully submitted by:

Anne M. Smith, LCAM
Pinnacle Property Management, LLC