

FINAL

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.
Board of Directors Meeting
Minutes
September 9, 2010**

**Island Cove South Pool
6:30 PM**

Board Members in Attendance: Karen Rodriguez, Sheila Claudio and Dave Solomon

Management Staff in Attendance: Anne M. Smith, LCAM, Pinnacle Property Management

Meeting was called to order at 6:45 PM. Quorum was verified. Meeting was properly noticed.

Motion was made by Dave Solomon and seconded by Karen Rodriguez to approve the minutes from the May 13, 2010 Board of Directors meeting as written. Motion carried unanimously.

OPEN FORUM

Katya Calixtro of 14884 Laguna Beach Circle addressed the board regarding water intrusion in her unit from the adjoining unit despite the fact that the water has been turned off to the unit. Management will inquire with legal counsel regarding the association's culpability.

Maria Pacheco of 14781 Laguna Beach Circle has concerns regarding what she feels is overpaying by the association landscapers of pesticides and weed killer that is affecting her personal landscaping items. In addition, Ms. Pacheco is also concerned about the commercial vehicles in the community. Management will address.

FINANCIALS

After careful review, motion was made by Dave Solomon and seconded by Sheila Claudio to approve June, July and August financials as presented. Motion carried unanimously.

The Board briefly reviewed the proposed 2011 Budget but decided to postpone approval until the Annual Meeting scheduled for November.

MANAGER'S REPORT

GROUNDS & MAINTENANCE

The following maintenance issues were resolved during June, July and August:

- Various irrigation inspections and repairs performed
- Ladder at Pool #3 replaced
- Valve replaced at Pool #2
- New lock added to Office door
- Various plumbing repairs made throughout community
- Graffiti removed from several locations
 - Two traffic signs replaced due to graffiti damage
- Pool #3 closed on Labor Day due to fecal matter
- Pool #2 vandalized – broken chlorinator (see enclosed photos and estimate)

PROPOSAL REVIEW

The following proposals are presented herein for your review:

- Tree removal at 1212 Garden Isle Drive
 - Motion was made by Dave Solomon and seconded by Karen Rodriguez to approve quote #1913 from Ace Landscaping in the amount of \$75.00. Motion carried unanimously.
- Tree/root removal at 14512 Laguna Beach Circle
 - Motion was made by Dave Solomon and seconded by Karen Rodriguez to approve Ace's quote in the amount of \$65.00 to cut roots away from irrigation pipes. Motion carried unanimously.
- Installation of Rescue Device signs to deter vandalism
 - Motion was made by Dave Solomon and seconded by Karen Rodriguez to approve Platinum Signs quote in the amount of \$19.50 each for three signs. Motion carried unanimously.
- Install French drain at 14844 Laguna Beach Circle
 - The Board decided to hold this quote pending review from Association attorney Patrick Willis and confirmation from Ace that the drain will alleviate the drainage issue.
- Replacement Palm tree options
 - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve the installation of two 20 ft. Queen Palms in the amount of \$590.00. Motion carried unanimously.
- Repair Porch ceilings
 - The Board decided to hold this project. Dave Solomon will submit pictures showing the painters painted over damaged drywall.
- Painting of large electrical transformer boxes
 - At this time, the Board decided to hold this project.

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- Repainting of parking spot numbers
 - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve proposal 11-110046 from Driveway Maintenance in the amount of \$2,882.00. Motion carried unanimously.
- Gutter installation
 - Motion was made by Dave Solomon and seconded by Karen Rodriguez to approve PCPI's quote #266 in the amount of \$49,000.00 to install gutters on the fronts of all units. Motion carried unanimously.

ADMINISTRATIVE

Letters signed by Karen sent to First Commercial and United Legacy Banks requested a change in mailing address in addition to new signature cards on September 3, 2010.

NON-COMPLIANCE REPORT

August Non-Compliance Report was reviewed.

OLD BUSINESS

The Board would like a checklist created for custodian Lizzette Santiago to help track items that are cleaned, attended to, repaired and resolved.

The Board decided to retain the services of Ace Landscaping as the Association landscaper.

ADJOURNMENT

There being no further business to discuss, a motion was made by Dave Solomon and seconded by Karen Rodriguez to adjourn the meeting at 8:15 PM. Motion carried unanimously.

Respectfully submitted by:

Anne M. Smith, LCAM
President
Pinnacle Property Management, LLC