

FINAL

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
November 3, 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 6:40 PM. Quorum was verified. Meeting was properly noticed.

GUEST SPEAKER

Ryan Windham, owner of Grasshoppers Lawn Maintenance, addressed the Board and residents regarding their current concerns. Mr. Windham's firm was recently awarded the contract to perform landscaping, irrigation and fertilization services throughout the community. Primary areas on concern are weed control and irrigation. Once those areas are under control, the turf areas and cabanas will be addressed.

MINUTES

Motion was made by Dave Solomon and seconded by Juan Toledo to approve the August 22, 2011 board meeting minutes as written. Motion carried unanimously.

OPEN FORUM

Jaime Torres of 14337 Bay Isle Drive inquired as to the cost comparison of the new landscapers to the old. The new contract is for the same amount with no increased cost to the Association.

Dwane Bucklin of 14444 Bay Isle Drive voiced concerns regarding needed patrols during the overnight hours. He also recommended ensuring homeowners are responsible for the actions of their tenants and that they are required to abide by the deed restrictions as well.

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Edgar Greenland of 14670 Laguna Beach Circle inquired regarding the solvency of the financials. The Association carries a large amount of past due assessments but has made great strides with the collections through the Association Attorney.

Maria Montes of 14777 Laguna Beach Circle noted receiving a letter to remove a satellite dish, yet her unit does not have one attached. Management will verify and remove from list of warranted.

Allison Oliver of 14614 Laguna Beach Circle asked about the routine maintenance of the ponds. They are maintained on a regular basis. If an algae bloom occurs, the vendor will return to treat accordingly.

Juan Toledo of 14769 Laguna Beach Circle has concerns about owners and tenants being irresponsible with trash that is left out, which becomes a nuisance and health hazard when raccoons get into the trash. Management will contact Animal Control for possible catch and release of these animals.

FINANCIALS

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

Signature Cards for Certificate of Deposit at M&I Bank were executed by President Dave Solomon and Property Manager Anne Smith.

COLLECTIONS

The Collection Status Report was reviewed.

Board Action Requests:

- The Board confirmed their collection policy.
- Regarding 1287 Lucaya Circle, the Board instructed Management to confer with Attorney Patrick Willis before accepting the homeowner's proposed payment plan.
- The property at 14580 Laguna Beach Circle is scheduled for mortgage foreclosure sale. The gentleman who wishes to bid on the property does not know the current outstanding amount owed to the Association, but asked the Board to consider a \$2,600.00 settlement offer. Per the Board's instruction, Management will discuss this matter with Attorney Patrick Willis.

GROUNDS & MAINTENANCE

The following maintenance issues were identified and addressed:

- Pothole at sewer grate in Island Cove North between Bay Isle Drive and Garden Isle Drive repaired.

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- New pothole at North entrance repaired.
- Decks at Pool #2 and Pool #3 resurfaced. Pool #1 will be complete by the end of the day on 10/28.
- Slip-resistant tile was added to the restrooms at Pool #2 and Pool #3 as part of the resurfacing project at no additional charge.
- Sidewalk leading to Pool #2 replaced at no charge due to depression.
- New ladder installed in Pool #3.
- Motion was made by Dave Solomon and seconded by Juan Toledo to **ratify** approval for Grasshoppers to trim Palm trees throughout community in the amount of \$6,000.00. Motion carried unanimously.
- Motion was made by Dave Solomon and seconded by Sheila Claudio to **ratify** approval for Grasshoppers to remove a diseased tree at 1157 Lucaya Circle in the amount of \$700.00. Motion carried unanimously.

PROPOSAL REVIEW

The following proposals were presented for review:

- Doggie stations
 - The Board decided not to pursue at this time.
- Proximity readers for pool gates
 - The Board will review the proposals submitted and revisit this topic at a later date.
- Pool deck and path lighting
 - Motion was made by Dave Solomon and seconded by Juan Toledo to accept Shaffer Electric's proposal in the amount of \$32,400.00 to install four (4) 20' fiberglass pole lights, each with one (1) 400 watt metal halide "shoebox" fixture, around the perimeter of each pool deck. In addition, there will be two (2) 20' fiberglass pole lights with one (1) 400 watt metal halide "shoebox" fixture along the pathway to each pool. Motion carried unanimously.
- Discussions:
 - Parking stall additions
 - The Board discussed the addition of parking stalls throughout the community. Before a decision is made, Management will obtain two additional quotes to add 50 additional stalls in the community. The vendor should also include a map of the proposed stall additions.
 - Gating the community
 - The Board also discussed the option to gate the community but decided not to pursue this project at this time.

ADMINISTRATIVE

- Annual Meeting paperwork sent to all homeowners on October 20, 2011.
- Annual Meeting held on November 3, 2011.

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- Motion was made by Dave Solomon and seconded by Juan Toledo to *ratify* approval to terminate Florida Green's services and retain Grasshoppers as new community landscaper. Motion carried unanimously. Grasshoppers' services commenced on October 27, 2011.
- President Dave Solomon executed Grasshoppers' grounds and maintenance contract.

NON-COMPLIANCE REPORT

October Non-Compliance Report and Final Notice Expirations were reviewed. Several cases were approved for turnover to the Association Attorney.

OLD BUSINESS

The Board will review the fining documents and sample letters provided and discuss at a later meeting.

Regarding the ongoing issue of satellite dishes on the roofs and fronts of homes, Anne Smith will contact the SatHookup Technical Research team to inquiry about performing a site survey for the community.

NEW BUSINESS

Literature regarding Orange County Neighborhood Improvement Grants was distributed for Board review.

Anne Smith presented a non-exclusive easement agreement to the board from Bright House Networks, which would entitle the Association to a \$75.00 per door fee for the right to perform work within Association property. Upon legal review, the Board supports signing this document.

- *NOTE: Ms. Smith was able to negotiate a more favorable rate of \$100.00 per door for entering into this agreement. After legal review, the final documents will be presented at the February board meeting for signature. Signing this agreement provides the association with \$37,600.00 of unrestricted funds.*

ADJOURNMENT

There being no further business to discuss, motion was made by Dave Solomon and seconded by Sheila Claudio to adjourn the meeting at 8:35 PM. Motion carried unanimously.

Respectfully submitted by:

Anne M. Smith, LCAM
Pinnacle Property Management, LLC