

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
November 7, 2013**

**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, Debbie Donovan, Non-Compliance, and Nancy Piazza, Collections

Meeting was called to order at 6:45 PM. Quorum of the Board was verified. Meeting was properly noticed. A Spanish interpreter was on hand to translate portions of the meeting.

MINUTES

Motion was made by Dave Solomon and seconded by Juan Toledo to approve the August 6, 2013 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

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

2014 BUDGET

The association has incurred extensive additional costs related to water, roof and plumbing repairs, and a rise in insurance cost over the last year. As a result, a \$20.00 per month increase in assessments was proposed. President Dave Solomon objected to this increase and recommended investigating a possible elimination of some reserve funding as it appears to be near or at fully funded. Management will reexamine these figures and resubmit a revised budget for review and approval with the goal of keeping the assessments at their current level.

COLLECTIONS

Board Action Requests – Collections:

- The Board decided to hold further action against 14439 Bay Isle Drive and will revisit the issue at their next meeting.

GROUNDS & MAINTENANCE

The following maintenance issues were identified and addressed:

- Three yards received new landscaping as approved by the Board at the August meeting. Together with the landscapers, Management selected 1220 Barefoot Bay Drive, 14528 Laguna Beach Circle, and 14860 Laguna Beach Circle to receive the landscaping upgrades. Letters were sent to the homeowners on October 8, 2013, notifying them of the impending project.
- Tree located at 14367 Island Cove Drive root pruned as the roots were affected the homeowner's foundation.
- Tree roots removed and new concrete sidewalk poured in front of 1357 Lucaya Circle.
- Five (5) "doggie stations" installed throughout the community.
- All palms trimmed. Oaks are 65-70% trimmed and should be complete this month.
- Lift station maintenance performed.
- Electrical repairs completed at entrances, including replacement of bulbs, photocells and GFCI outlets.
- Various irrigation repairs completed.
- Various plumbing issues inspected and repaired as necessary.
- Various roof repaired completed.

RATIFICATIONS

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

- October irrigation repairs totaling \$761.50.
- Contractor Rick Amick's proposal in the amount of \$1,164.58 to remove tree roots and replace the broken asphalt at the parking spaces for 1305 Lucaya Circle and 14305 Bay Isle Drive.
- Contractor Rick Amick's proposal in the amount of \$1,497.50 to repair at pothole located in front of 1254 Lucaya Circle.

PROPOSAL REVIEW

The following proposals are presented herein for your review:

- **Plumbing issue at 14381 Bay Isle Drive**
 - Motion was made by Sheila Claudio and seconded by Juan Toledo to approve Best Plumbing's estimate 31902 in the amount of \$1,200.00. Motion carried unanimously.
 - *This issue occurred in 2010 and the Association reimbursed the homeowner for repairs at that time. Sewage began to come up through the toilet and bathtub*

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again in October 2013. Best Plumbing found the issue is caused by tree roots that have broken the main line.

- **Security Patrols**
 - The board briefly discussed the possibility of engaging a private security force in lieu of the off-duty PCSO Deputy Patrols. No final decisions were made.

ADMINISTRATIVE

- Association took title to 1215 Barefoot Bay Drive in February 2013. Property was added to the Association's General Liability Policy effective 9/3/2013.
- Association took title to 1349 Lucaya Circle in July 2013. Property was added to the Association's General Liability Policy effective 9/17/2013.

NON-COMPLIANCE REPORT

October Non-Compliance Report and Final Notice Expirations were reviewed. The Board voted to turn *1350 Lucaya Circle* over to the Association Attorney for continued non-compliance.

OLD BUSINESS

There was no old business discussed.

NEW BUSINESS

The Board reviewed a brief opinion provided by Attorney Patrick Willis regarding the Association's responsibility to replace main shutoff valves for water. In summary, Attorney Willis explained the replacement of the shutoff valves are an appropriate common expense for the HOA to incur per Island Cove's Covenants, Article V, Sections 2 and 4.

OPEN FORUM

Mariela Moreno of 1259 Lucaya Circle said the landscapers do not cut dead leaves off of her trees. Additionally, Ms. Moreno is concerned about a depression in her lawn where water accumulates and she is worried it will flood her A/C unit. Management will ask the landscapers to investigate. Ms. Moreno went on to inform the Board that renters allow their dogs to swim in the community pool and complained about the lack of parking, stating owners often park in guest spaces.

The homeowner at 14380 Island Cove Drive stated last year the landscapers broke his bathroom window and it was never fixed. Management will investigate this issue.

Carolina Reales of 1220 Barefoot Bay Drive addressed the Board regarding the landscaping modifications made to her front yard. Ms. Reales was extremely upset that the landscapers

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removed river rock that she purchased and installed. She further stated that she was unaware the landscaping changes were going to take place. Anne Smith explained a letter was sent to her on October 8, 2013 informing her of the impending changes. Further, Dave Solomon explained she installed the river rock illegally as she did not submit an ARC application nor received approval for the rock. She must submit an ARC application for review before moving forward with replacement via the association landscapers who volunteered to replace the rock at no charge.

David Perez of 1169 Lucaya Circle explained termites ate through his back door. Anne Smith explained this falls under the scope of the homeowner's responsibility, not the HOA's.

A homeowner on *Laguna Beach Circle* inquired about the correct place to install a satellite dish. Anne Smith explained dishes cannot be installed on the front or roof of any unit and homeowners must receive approval from the ARB prior to installing satellite dishes or antennas.

Rene Santiago of 1172 Lucaya Circle said the landscapers have twice broken the electrical box in front of his unit. Mr. Santiago wants the box repaired and recommended the landscapers install a barrier around the box to prevent them from breaking it in the future.

Felicita Parra of 14561 Laguna Beach Circle stated she has a dead palm tree in her front yard. Management will send the landscapers to inspect.

Sixto Ramirez of 14439 Bay Isle Drive expressed his gratitude to the Board for providing a translator to assist with the meeting. Mr. Ramirez also said there are tree roots affecting his parking space. Management will inspect.

NEXT MEETING

The next meeting is due to be held in February and will be scheduled after the start new year.

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