

FINAL
Island Cove Villas at Meadow Woods Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
February 5, 2015

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

Board Members in Attendance: Dave Solomon and Sheila Claudio

Management Staff in Attendance: Anne M. Smith, LCAM

Meeting was called to order at 6:30 PM. Quorum of the Board was verified. Meeting was properly noticed. A Spanish-speaking interpreter was on hand to translate portions of the meeting.

GUEST SPEAKERS

Ryan Windham of Grasshoppers attended the meeting to address the board and apologized for not following through on commitments made at an on-site meeting with Dave Soloman and Anne Smith in mid-December. Mr. Windham had some personal issues arise and he was not able to fulfill the commitments made at that meeting. All issues have now been resolved and Mr. Windham presented a bound presentation with representative photos and proposals for all areas discussed.

NOTE: The board will review and approve proposals after reviewing locations and available funding.

OPEN FORUM

Sonia Aponte attended the meeting to discuss issues with her landscaping. Management will relay her concerns to Grasshoppers.

Carmen Quintana addressed the Board regarding her landscaping, towing and pooling at her walkway due to the asphalt that was poured when the streets and parking spaces were redone. Management will relay her concerns to Grasshoppers as well as contractor Rick Amick, who completed the sealcoating/resurfacing project.

MINUTES

Motion was made by Dave Solomon and seconded by Sheila Claudio to approve the November 6, 2014 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Dave Solomon and seconded by Sheila Claudio to approve the October, November and December financials as prepared. Motion carried unanimously.

COLLECTIONS

The Status Report as prepared by Patrick Willis' office was reviewed.

The Board reviewed a synopsis showing the total debt resolved and the cost of collections via Transworld from January 1, 2014 through December 31, 2014.

Board Action Requests – Collections:

- The Board approved proceeding with HOA lien foreclosure against *1212 Barefoot Bay Drive*.
- The Board approved proceeding with HOA lien foreclosure against *14325 Bay Isle Drive*.
- The Board approved proceeding with HOA lien foreclosure against *14439 Bay Isle Drive*.
- The Board approved proceeding with HOA lien foreclosure against *1220 Coral Coast Drive*.
- The Board approved a waiver of \$215.00 for *14332 Island Cove Drive*.
- The Board approved proceeding with HOA lien foreclosure against *14341 Island Cove Drive*.
- The Board will not consider amending the Association's governing documents to allow for a 15-day grace period in lieu of the existing 10 days, as proposed by *14561 Laguna Beach Circle*.
- The Board will ask attorney Patrick Willis to absorb the \$175.00 in legal fees incurred by the former owner of *14592 Laguna Beach Circle*.
- The Board approved proceeding with HOA lien foreclosure against *14638 Laguna Beach Circle*.
- The Board approved proceeding with HOA lien foreclosure against *1312 Lucaya Circle*.
- The Board accepted the offer of \$4,243.83 proposed by *1349 Lucaya Circle* to settle the account in full.

PROPOSAL REVIEW

The following proposals were presented for review:

- **Pressure cleaning of monument signs**
 - After some initial confusion as to the location of these signs, and determining it pertained to the actual brick monuments at the North and South entrances, Management negotiated the cost of this project to \$500.00 and will approve under the terms of their contract.

NON-COMPLIANCE REPORT

January Non-Compliance Report and Final Notice Expirations were reviewed. An Offer for Mediation will be sent to *1220 Garden Isle Court* for broken blinds.

OLD BUSINESS

The Board reviewed two legal opinions from Attorney Patrick Willis, one regarding commercial vehicles and the other regarding plumbing issues. The Board will consider adopting Rules and Regulations regarding commercial vehicles, including the number of passengers, weight of vehicles and height of vehicles for review by Attorney Willis' office.

FINAL

NEW BUSINESS

Board President Dave Solomon executed the Pinnacle contract renewal.

NEXT MEETING

The next meeting will be held on Thursday, May 7, 2015 at 6:30 pm at Pool #3.

ADJOURNMENT

There being no further business to discuss, motion was made by Dave Solomon and seconded by Sheila Claudio to adjourn the meeting at 7:50 PM. Motion carried unanimously.

Respectfully submitted by:

Anne M. Smith, LCAM

Pinnacle Property Management, LLC

On Behalf of the Secretary of Island Cove Villas at Meadow Woods Homeowners Association, Inc.