

FINAL  
**Island Cove Villas at Meadow Woods Homeowners Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**October 8, 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; Geraldo Torres, LCAM

Meeting was called to order at 6:30 PM. Quorum of the Board was verified. Meeting was properly noticed.

**OPEN FORUM**

*Miriam Stuart of 14832 Laguna Beach Cir was concerned with the emergency response time of the afterhours call system. She states that she called about severe flooding in the community and she did not get a response until 10:00am the next day.*

*Jose Davilla of 1217 Garden Isle Ct stated that he received a notice to pressure wash the walkway leading to his unit. He stated that he believes it is the HOA's responsibility to pressure wash the walkway leading to his unit.*

*Maria Rivera of 14883 Laguna Beach Cir was concerned about teenagers running on the roof of her building. She was advised to call the police in such instances.*

*Maria Pacheco was concerned with the spraying of chemicals on her yard and on her potted plants by Grasshoppers. She stated that she has a doctor's note stating that the chemicals are making her sick, and she does not want them sprayed in her yard anymore.*

*Adrian Rivas of 14602 Laguna Beach Cir wanted clarification on the HOA garbage collection rules and regulations.*

*Jose Rohart of 1212 Barefoot Bay Drive stated that he wanted Grasshoppers to stop driving on the walkways as it causes damage to the walkway overlays.*

**MINUTES**

Motion was made by Dave Solomon and seconded by Sheila Claudio to approve the August 5, 2015 Board Meeting minutes as written. Motion carried unanimously.

## **FINANCIALS**

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

After review and discussion, motion was made by Dave Solomon and seconded by Sheila Claudio to approve the draft budget for 2016 as amended. Assessments will remain unchanged at \$215.00 monthly. Motion carried unanimously.

## **COLLECTIONS**

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

### **Board Action Requests – Collections:**

- ISL3027 – Motion was made by the Dave Solomon and seconded by Sheila Claudio to approve the attorney's recommendation to settle account for the amount of \$8,458.73. Motion carried unanimously.
- ISL2069 – Homeowner defaulted on payment plan. The Board agreed to send to attorney.
- ISL3062 – Board approved the waiver of the \$10.00 late fee from June 2015.
- ISL3116 – Board agreed to proceed with HOA foreclosure.
- ISL3152 – Board agreed to proceed with HOA foreclosure.
- ISL3041 – Board agreed to proceed with HOA foreclosure.
- ISL1023 – Board agreed to proceed with HOA foreclosure.

## **PROPOSAL REVIEW**

The following proposals were presented for review:

- **Roofing Repairs** - Motion was made by Dave Solomon and seconded by Sheila Claudio to approve roof repairs for ISL3019 in the amount of \$650.00.
- **Drinking fountain**
  - Motion was made for management to buy and install two drinking fountains in Pool 1 and 3 in the amount of \$1,300. Motion carried unanimously

## **GROUNDS & MAINTENANCE**

The following maintenance issues were identified and addressed:

- Monthly aquatic maintenance completed.
- Various irrigation repairs completed.
- Various plumbing issues inspected and repaired as necessary.
- Roof repairs completed.
- Monthly pool maintenance completed.
- Several soffit repairs completed.
- Numerous railing repairs completed.
- Cleaning all exterior buildings and roofs completed.
- Landscape Refurbishment of the Common Areas completed by Grasshopper
- Gate at Pool 3 repaired.

## FINAL

- Door hinge repaired at Pool 3

### **ADMINISTRATION**

- Insurance renewal and all required repairs completed.

### **RATIFICATIONS**

The following items were approved by unanimous written vote of the Board, and needed to be ratified:

- Roof repairs for 14675 Laguna Beach Cir.
- Soffits replaced at 14654 Laguna Beach Cir.
- Lift station service
- Grasshoppers irrigation repairs in the amount of 3,045.50

### **NON-COMPLIANCE REPORT**

September Non-Compliance Report and Final Notice Expirations were reviewed.

- ISL3163 – Board agreed to send a 21-day notice.
- ISL3074 – Board agreed to send a 21-day notice.
- ISL2008 – Board agreed to hold on pressure washing.
- ISL3143 – Board agreed to hold on pressure washing.
- ISL3140 – Board agreed to hold on pressure washing.

### **NEW BUSINESS**

- **Roof Repair Proposal**
  - Management to obtain clarification on proposal for roof repair for 14540 Laguna Beach Cir.
- **Pressure Washing of Walkways**
  - Management to obtain clarification from attorney to solidify responsibly for pressure washing the walkways leading to the units.
- **Long term plan for irrigation**
  - Management to create a long-term plan for irrigation system replacement/repairs.
- **Speed Bump**
  - Management will investigate the possibility of placing a speed bump near the entrance of Laguna Beach Drive.
- **Tree Trimming**
  - Management to see if is possible to have trees trimmed during the winter time instead of during summer.
- **Bathroom Door**
  - Bathroom stall door in Pool 1 needs to be reattached to frame on wall.
- **Drinking Fountain**
  - Management to buy and install two drinking fountains in Pools 1 and 3.

FINAL

**NEXT MEETING**

The next meeting will be the annual meeting held on November 11<sup>th</sup> 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 8:27 PM. Motion carried unanimously.

Respectfully submitted by:

Anne M. Smith, LCAM, Geraldo Torres, LCAM

Pinnacle Property Management, LLC

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