

FINAL
Island Cove Villas at Meadow Woods Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
October 12, 2016

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

Board Members in Attendance: Sheila Claudio, Richard Safra, Dave Solomon and Roy Quispe

Board Members Absent: Naida Parkhurst

Management Staff in Attendance: Anne Smith, LCAM and Raymond H. Landry, Jr.

Meeting was called to order at 6:32 PM. Quorum of the Board was verified. Meeting was properly noticed.

GUEST SPEAKER

Melissa Lee from AXIOM Resources presented the DirectLink collection program.

OPEN FORUM

Rose Marotta of 14360 Island Cove Drive addressed the Board regarding landscaping concerns, pond conditions and inquired on the purpose of the 3" divot with the areas of the home.

Rosa Aviles of 14876 Laguna Beach Circle addressed the Board with Landscaping concerns, Lizette will visit the area and photograph and send a picture to Pinnacle.

Jackie Limones 1228 Caribbean Cove Court addressed the Board with concerns on the painting project i.e. bugs painted over, tape and paper still hanging and the porch repairs weren't completed.

David Perez 1169 Lucaya Circle inquired with the board the status of the removal of the two (2) palms in the area of his home. Pinnacle will follow up with the tree contractor.

Ernesto Nazario 14569 Laguna Beach inquired with the board clarification of responsibility for sewer line repairs.

MINUTES

Motion was made by Sheila Claudio and seconded by Richard Safra to approve the September 7, 2016 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

Review and approve 2017 proposed budget. Motion to approved by Dave Solomon and seconded by Richard Safra. Motion carried unanimously.

The Board is researching favorable rates for their maturing CD. Once a rate is identified, signers will be Anne Smith and Dave Solomon.

Board Action Requests - Collections:

- ISL2075 – The Board voted to proceed with lien foreclosure against the property.
- ISL2094 – The Board voted to proceed with lien foreclosure against the property.
- ISL3053 – The Board voted to proceed with lien foreclosure against the property.
- ISL3133 – The Board approved a waiver of \$60.00 in late fees and collection fees.

GROUNDS & MAINTENANCE

The following maintenance issues were identified and addressed:

- Tree trimming has commenced.
- Back patio ceiling repairs has commenced.
- Common area pressure washing completed.
- Sidewalk repairs, replacement and grinding is complete.
- Ladies restroom doors at cabanas replaced as approved at the September meeting.
- Soap dispensers replaced as approved at the September meeting.
- All front gutters cleaned out on all buildings.
- Lift station service completed.
- Various minor irrigation repairs completed.
- Various roof repairs completed.
- Various plumbing repairs completed.
- Weekly bulk debris pickup completed.
- Monthly aquatic maintenance completed.
- Monthly irrigation inspections completed.
- Monthly pest control service completed at pool cabanas.
- Monthly pool service completed.
- Monthly lift station maintenance completed.

ADMINISTRATIVE

The following administrative tasks were completed:

- Translated fall newsletter to Spanish and prepared for mailing.
- New meeting signs purchased.
- New water shutoff notices signs purchased.
- Cleaning supplies purchased and sent to Lizzette.

PROPOSALS

The following are presented herein for review:

- **Pool resurfacing**
 - Stream Pool Services' quote 1645 totaling \$38,900.00 for pool resurfacing plus an additional \$3,600.00 for equipment replacement approved. Motion by Dave Solomon and seconded by Sheila Claudio to proceed and fund from Capital Reserves. Motion carried unanimously.
- **Additional security cameras at pools/cabanas**
 - ENVERA proposal for additional security cameras installed as presented for \$16,081.87 approved. Motion by Dave Solomon and seconded by Sheila Claudio to proceed. Motion carried unanimously

RATIFICATIONS

The following items were approved by unanimous board vote and need to be ratified:

- Grasshoppers quote 4161 in the amount of \$2,000.00 to remove four (4) dead Washingtonia Palms. Motion by Sheila Claudio and seconded by Roy Quispe to proceed. Motion carried unanimously.
- PCPI's proposal to repair 71 porch ceilings prior to painting in the revised amount of \$1,775.00 (\$775.00 above what was originally approved). Motion by Sheila Claudio and seconded by Roy Quispe to proceed. Motion carried unanimously.

NEW BUSINESS

Parking: Richard Safra and Roy Quispe will create a new parking policy for discussion at a future meeting. Discussion of "intent to enforce" 2 weeks in advance, "enforcement" for 2 weeks. Richard discussed diagram of new spaces to accommodate parking.

NEXT MEETING

The next meeting is the Annual Meeting. Date is TBD.

ADJOURNMENT

There being no further business to discuss, motion was made by Roy Quispe and seconded by Sheila Claudio to adjourn the meeting at 7:40 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.