

FINAL

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.
ANNUAL MEETING
November 4, 2010**

**South (Third) 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

The meeting was called to order at 6:35 PM. Quorum of the Board was verified. Meeting was properly noticed 14 days in advance.

MINUTES

Motion was made by Dave Solomon and seconded by Sheila Claudio to approve the minutes of the 2009 Annual Meeting as written. Motion carried unanimously.

ELECTION

Due to an insufficient quorum of the Association membership, the Annual Meeting could not be conducted. As such, the current Board of Directors agreed to serve the Association for another one-year term. Dave Solomon was reappointed President and Sheila Claudio was reappointed Vice President of the Association.

In addition, Management will send a mailing to all homeowners regarding the third vacancy on the Board. Homeowners will be instructed to complete a Candidate Information Form and return to Pinnacle's office for review and appointment by the Board.

STATE OF THE ASSOCIATION

Anne Smith gave a statement about the State of the Association. In order to maintain and raise property values, the Association has completed a number of maintenance issues over the last year including landscaping upgrades, new paint on all of the buildings, signage replacement throughout the community, and gutter installation on the fronts of all buildings.

ADJOURNMENT

As there was a quorum of the Board present, motion was made by Dave Solomon and seconded by Sheila Claudio to adjourn the Annual Meeting at 6:52 PM for the Board to conduct its regular quarterly Board of Directors meeting. Motion carried unanimously.

Respectfully submitted by:

Anne M. Smith, LCAM
Pinnacle Property Management, LLC