

FINAL

**Island Cove Villas at Meadow Woods Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
November 9, 2016**

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

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

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

Meeting was called to order at 6:38 PM. Quorum of the Board was verified. Meeting was properly noticed.

OPEN FORUM

Topics discussed included:

- Volume of cars on property
- Police patrolling and thefts – Sergeant George Perez spoke to the gallery
- Landscaping issues (i.e., dead plants)
- Violations (i.e., trash cans visible from street, debris behind units, dog waste, auto repairs)
- Painting issues
- Water shut off

MINUTES

Motion was made by Dave Solomon and seconded by Roy Quispe to approve the October 12, 2016 Board Meeting minutes. Motion carried unanimously.

FINANCIALS

Motion was made by Sheila Claudio and seconded by Richard Safra to approve the August and September financials as presented. Motion carried unanimously.

GROUNDS & MAINTENANCE

The following maintenance issues were identified and addressed:

- Pool resurfacing has commenced. Each pool will take approximately 5 days to complete. Stream Pools hopes to complete the project prior to Thanksgiving.
- Bulbs at Pool #3 replaced.
- Electrical repairs made to irrigation timers at Pool #2.
- Additional security cameras on order.
- Tree trimming is complete.

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- Four (4) dead palms were removed.
- Back patio ceiling repairs in progress.
- 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:

- Annual meeting paperwork and fall newsletter mailed on October 18, 2016.
- Pinnacle's contract renewal was executed.

RATIFICATIONS

Motion was made by Naida Parkhurst and seconded by Sheila Claudio to ratify unanimous board approval to redeem maturing CD at Seacoast and deposit in to new account at Iberia Bank. The new 3-year CD will earn 1.31%. Signers on the account will be Dave Solomon and Anne Smith. Motion carried unanimously.

PROPOSALS

The following were presented for review:

- **Replace Timers C and D**
 - Motion was made by Dave Solomon and seconded by Roy Quispe to approve Grasshoppers' quote 4232 in the amount of \$807.50. Motion carried unanimously.
- **Replace and replace three (3) palms damaged by lightning at pool**
 - Motion was made by Naida Parkhurst and seconded by Sheila Claudio to approve quote 4237 in the amount of \$1,869.00.

NON-COMPLIANCE REPORT

November Non-Compliance Report was reviewed.

Board Action Request:

- The owners at *14444 Bay Isle Drive* requested the Association remove a Pindo Palm tree from the corner of their property. The landscaper inspected and found the tree to be in very good health. The Board agreed not to remove the palm.

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OLD BUSINESS

Parking: Richard Safra continues to define an improved parking policy by proposing parking spaces to areas of the parking lot that can accommodate vehicles safely.

NEW BUSINESS

Pool Rules: The Board tabled this discussion.

Legal Opinion: Association attorney Patrick Willis prepared a legal opinion in reference to 1112 Lucaya Circle repainting three (3) parking bumpers in front of his unit a blue-green color. The owner claims his unit was the model and he is entitled to three parking spaces instead of two. Per Attorney Willis, the parking area is common area per Island Cove's Declaration and therefore, the Association is authorized to repaint the parking bumpers back to their original condition and charge the homeowner the cost incurred to do so.

NEXT MEETING

The next meeting is due in February 2017. Exact date TBD.

ADJOURNMENT

There being no further business to discuss, motion was made by Richard Safra and seconded by Roy Quispe to adjourn the meeting at 8:13 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.