

Island Cove Villas at Meadow Woods Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
August 16, 2017

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

Board Members in Attendance: Sheila Claudio and Roy Quispe

Management Staff in Attendance: Julia Casanova, Tiffany Castille, Jose Riestra Sierra,
LCAM

Meeting was called to order at 6:35 PM. Quorum of the Board was verified. Meeting was properly noticed.

OPEN FORUM

Topics discussed included bulk trash around community, landscaping issues, tree trimming, and drainage issues.

MINUTES

Motion was made by Sheila and seconded by Roy to approve the February 8, 2017 Board Meeting minutes as written. Motion carried

FINANCIALS

Motion was made by Sheila and seconded by Roy to approve the January, February, March, April, May, June, and July 2017 financials as presented. Motion carried

COLLECTIONS

Board reviewed collections report

PROPOSALS

The following are presented herein for review:

- **Grasshoppers**
 - The board reviewed Grasshoppers quote 4661 for tree trimming. Board would like additional quotes

OLD BUSINESS

The board did not discuss any old business

NEW BUSINESS

Landscape Issues: The board discussed the landscaping issues and Ryan Windham, owner of Grasshoppers was present at the meeting to address some of those concerns.

The following action plan was agreed on to resolve some of the issues:

- Ryan will send a report where the landscapers see drainage issues and cannot mow
- Ryan will send a report of units where new shrubbery is needed so the board can review and decide on how to proceed.

Roofing Issues: CAM will request past year history from Performance roofing to see how many roof leaks have been fixed in the last year and how many warranty calls the roofers received.

Towing Monitoring & Removal of Vehicles: The board would like a picture of 24 hour violation sticker and vehicle before towing any vehicles. The board is concerned with how Universal Towing has been doing rounds and the vehicles it has been towing

NON-COMPLIANCE REPORT

July non-compliance was reviewed. Jose offered inspection tour every 2 weeks for 3 month at no additional cost for CAM to familiarize with community. Board agreed to this.

NEXT MEETING

The next meeting will be held on November 15, 2017 at 6:30 PM at Pool #3. This will be a Budget Meeting

ADJOURNMENT

There being no further business to discuss, motion was made by Sheila and seconded by Roy to adjourn the meeting at 8:02 PM. Motion carried

Respectfully submitted by:

Julia Casanova, LCAM

Pinnacle Property Management, LLC

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