

Country Cove (Woodlands East) Homeowners Association
Regular Board Meeting
Saturday August 16, 2008
Meeting Minutes

Present at the meeting were Justin Arendale, Vickie Williams, Dave Vessey, Linda Bollinger and Mary Jo Shaw. The meeting was called to order at 10:15.

There was only one response to the 5 “curb appeal” letters sent last month. Some improvements have been seen but not all issues have been corrected.

There is still one household that has not paid Homeowners Association fees for this year. That home is now vacant and not being maintained. A letter was sent to the owners and as a result Vickie Williams received two harsh phone calls. Justin called and was hung up on and the three emails he sent them regarding dues and the condition of the house were unanswered.

Vickie has been in contact with an attorney who specializes in Homeowner Associations. His name is Ted Estes of the firm Divine & Estes. Her objective was to get information about placing liens for overdue association fees. She was quoted fees of \$275.00 per hour and \$300.00 per lien. Vickie made a motion that we hire the attorney. It was seconded by Justin.

Dave questioned whether the lien would need to be renewed every year with the \$300.00 fee for each renewal. There was a discussion about the fees for placing the lien (\$575.00) versus the amount of the dues (\$225.00--\$250.00 with late fee).

It was suggested that we inquire about a re-write of the Restrictive Covenants and a re-write of the By-Laws, as well as clarification about where the lien must be renewed annually.

The motion was amended by Dave to say we would only place the lien this year if it would carry forward to next year. If not we would wait until after the 2009 annual meeting to make a lien for two years of dues. All five board members were in favor. The motion was passed and noted.

We have received ten proxies to date voting in favor of the changes to the Restrictive Covenants and still need ten more to pass. It was decided the members present would divide the list of households that had not responded and contact them to ask for proxies. We have a target date of August 30th to gather the needed proxies. We will advise Justin as they are collected.

There was a discussion about the meeting records of previous years. It was decided that all recorded documents, minutes and proxies from previous years should be brought to the next meeting to be maintained by the secretary. Vickie will ask the attorney how long they should be maintained.

Going forward we need to make certain that all documents are dated.

It was suggested that we have a block party in the fall.

There was discussion of awarding a “Yard of the Month”.

The Neighborhood Watch sign has not been installed due to concerns about placement and size. If we want a “No Solicitation” sign it would be installed at HOA expense. We will discuss it further at the annual meeting.

A section of the road is in need of repairs. Dave will call and send a letter to Seminole County to request the repairs. Justin will contact Seminole County to inquire about re-paving all of the roads in the subdivision.

The meeting was adjourned at 12:05.

Minutes respectfully submitted by Mary Jo Shaw, Secretary.