

Country Cove (Woodlands East) Homeowners Association
Regular Board Meeting Minutes
Saturday, July 11, 2009

Present at the meeting were Justin Arendale, Vickie Williams, Dave Vessey, Mary Jo Shaw and Mabel Machin.

The meeting was called to order at 11:10 by Justin Arendale.

The home at 1276 Eastland Point has been sold and is being rented. Mary Jo Shaw will send homeowners contact information to the new owners and will request information about the current occupants.

There are still two households owing 2009 HOA dues and two other households paid the 2008 rate and now owe the \$25.00 increase amount plus a \$25.00 late fee. Notices were sent to all four households this week. If the amounts owed are not paid by September 1 another notice will be sent. The September notices will be sent by certified mail and will include the excerpt from the by-laws addressing the association's ability to place liens against their property for non-payment of dues.

Dave Vessey made a motion that he retire as Treasurer and be replaced by Mabel Machin. The motion was seconded by Vickie Williams. All present were in favor and the motion was passed. Dave will remain available to assist Mabel in the transition.

Justin Arendale, Vickie Williams and Mabel Machin will go to Washington Mutual to update the signers and officers for the checking account. The current 2009 board consists of:

Justin Arendale	President
Vickie Williams	Vice President
Mabel Machin	Treasurer
Mary Jo Shaw	Secretary
Linda Bollinger	Member at large

Officers authorized to sign checks are Justin Arendale, Vickie Williams and Mabel Machin. Checks will require only one signature.

Dave Vessey will pass all HOA files in his possession to Justin Arendale. Mary Jo Shaw will verify that all files of the previous secretary have been collected. All records will then be sorted and scanned for safekeeping.

Dave Vessey has volunteered to continue to maintain the website and will update the HOA information on Sunbiz to reflect the current officers.

A newsletter will go out informing the homeowners that Dave Vessey has retired as Treasurer and that Mabel Machin will be assuming the position. It will also contain information about the Seminole County Sheriff's department's house watch service available to residents of the county free of charge. The department will send an officer by twice a day to check on the residence while the homeowners are away on vacation, etc. Mention will also be made about some of the positive changes such as landscape improvements.

The meeting adjourned at 12:15.

Minutes respectfully submitted by Mary Jo Shaw, Secretary.