



Country Cove (Woodlands East) Homeowners Association Annual Meeting Minutes
Saturday, January 21, 2012

The meeting was called to order at 10:14 AM at Longwood Hills Congregational Church by Rob VanKaam. Present were Ed and Linda Bollinger, Larry Salazar, Mabel Machin-Tous and Raul Tous, Eric Borns, Justin Arendale, Rob VanKaam, Colleen McDonough, Julee Boggs, Robert and Mary Jo Shaw, Jim Cooper, Dave Vessey, and Frank and Estelle McCarron.

Quorum was established with the following proxies having been turned in:

Amy Moore proxy to Bob Shaw
Frank Phillips proxy to Colleen McDonough
Court Meyborg proxy to Eric Borns
Miguel Frias proxy to Rob VanKaam
Victoria Williams proxy to Rob VanKaam

Minutes from 2011 Annual Meeting were read by Mabel Machin-Tous. Accepted by Jim Cooper and second by Justin Arendale.

Justin Arendale explained stepping down from post of President after 5 years due to travelling more. Rob VanKaam took over as acting President. Justin Arendale stepping in a Member at Large.

Rob VanKaam gave a synopsis about up front.

- First, he gave a brief note about himself since he is acting President. He also asked for suggestion and concerns via email or a written letter for our subdivision.
- The old fence columns were very flimsy. Vandals figured this out and within week, the whole fence was down. Insurance would pay for the columns to be put back up, but not the wrought iron fence. Quotes to put up the old fence ran around \$19,000. Chained the old fence together with the hopes of using it again only to have it stolen. 2 claims were submitted: one for the vandalism of the fence and one for the theft of the wrought iron fence.
- The new wall first went up with no fence. Had to cover the drainage points for safety reasons. So Justin Arendale bargained and got us a great deal on our current fence.
- The sprinklers were repaired by Dave Vessey. The landscaping was done by various homeowners.
- The side strip of land along the church property is not doing too well. Getting unofficial complaints from the county about the ground being too high causing the leaves to roll into the gutters and sewage forcing them to have to clean it often. A discussion followed with various ideas being talked about, but in the long run, all were too expensive. The final thought is to go back to the original way: Bahia seed, let the leaves fall, and mow it all. Decided to discuss more in the New Issues section of the meeting.
- Rob VanKaam, Justin Arendale, and Eric Borns explained the missing letters off of our sign. They were taken down because they came off too easily. One is actually missing. Justin Arendale has ordered the missing letter and, once in, Eric will replace all letters with epoxy.

– The fence that runs along the first house, 995 Citrus Wood Court, has had the other side completed, covered, and stained.

The treasury report was read by Mabel Machin-Tous. (see attached copy of the treasury report) She also reported that the past 2 years she has received 100% of the dues. Some items she pointed out:

– The current cost for our lawn care is \$134/month and he comes out 4 times a month. This is to be renewed in June. Rob VanKaam said Jackson was going to increase it by at least \$18/month to maintain the weeds. With more landscaping up front, Mabel Machin-Tous expects the cost of our lawn care to go up. The old cost before Jackson took over was \$198/month for just mowing and trimming at the front and along the fence.

– Water has risen due to use. We will change the watering to 30 minutes and verify it is only watering once a week (once a week in the winter, twice in the summer).

– Some ideas were suggested to take some of our fence fund money and put it into a CD or T-bill. They would have to be insured. It also could only be for 3 to 6 months duration, nothing long term.

– Julee Boggs has offered to help in looking for insurance for the fence.

– Some ideas were also suggested to look at different banks, local banks, and even credit unions. Chase had offered us free banking but now charge \$10 a month, so there is no loyalty. Mabel Machin-Tous to look into this.

– Mabel Machin-Tous and Justin Arendale looked into a Property Management company (see attached copy for information). \$540 base fee and then a lot of extra costs. No one at the meeting seemed interested in going to this.

– Mabel Machin-Tous suggested raising our dues to \$307 for this year to being \$90+ dollars in the red. Colleen McDonough thought there were costs that could be avoided this year and suggested staying at \$300 for another year.

– Dave Vessey motioned to have the dues at \$300. Ed Bollinger second it. All agreed. Jim Cooper motioned to not go with a Property Management Company. Julee Boggs second it. All agreed to not bringing on a Property Management Company. Ed Bollinger motioned to approve the treasury report, while Robert Shaw second it. All agreed.

There really is no 2 year board requirement. So with that said, the following members were going to be on the board for 2012:

President – Rob VanKaam

Vice President – Eric Borns

Treasurer – Mabel Machin-Tous

Secretary – Colleen McDonough

Member at Large – Justin Arendale

Larry Salazar approved the board, while Jim Cooper second it.

We will be planning a neighbourhood BBQ in mid June at Mabel Machin-Tous and Raul Tous' house. Reminders will be sent as the date draws closer.

The floor was open for discussion. Raul Tous questioned if we can limit the number of renters in the neighbourhood. Currently we have 5 houses being rented out. We are not even sure if it is legal to do this. Linda Monckton to check into this.

Rob VanKaam talked curb appeal. Per Linda Bollinger, this was one of the reasons why a Property Management Company was brought up last year. No one wants to go tell others in the neighbourhood what is wrong with their house or yard. Just want to remind everyone to keep the appearance of their yards and homes up. Rob VanKaam and Justin Arendale even offered to help anyone needing assistance.

Julee Boggs reported an incident of a dark car swerving onto the grass towards one of her daughters who was walking their dog. Others chimed in of cars driving too fast. Still others talked of their automobiles being keyed. Raul Tous also stated how just signs related to our neighbourhood were being taken. Eric Borns reminded everyone to call the Sherriff's non-emergency number to report anything unusual or any incident. The number is 407 665 66560 and is also listed on our web page (www.countrycove.org)

Raul Tous reported that the Yard of the Month was to start up again in April and run through the fall, September or so. A Christmas decoration one is to also occur in the winter months. The Architectural review board members run the Yard of the Month along with Donna Phillips.

A reminder was given from Rob VanKaam that it is time to take down any Christmas decorations still up.

After more discussion, everyone agreed that along the fence on the church property, we should sprinkle Bahia seed, then let the lawn service mow it. Will ask if Jackson if he can catch the leaves a few times before seeding (get the cost) or we scrape it down removing a few inches of leaves, mulch, and dirt before seeding.

Dave Vessey reported that the web site renewal is coming up this year. It runs from \$46 for 1 year up to \$316 for 9 years. He was asking for about \$200 and would get as many years as possible. Dave will continue to post the minutes to the web. Again, the web site is www.countrycove.org.

Just a reminder that the 2012 dues of \$300 are due by March 31, 2012. If you need to set up a payment plan, please contact Mabel Machin-Tous (407 949 9045).

Ed Bollinger motioned to adjourn the meeting, while Rob VanKaam second it. The meeting closed at 11:50 AM.