

## Country Cove (Woodlands East) Homeowners Association Meeting Minutes

### Regular Board Meeting

Saturday April 1, 2023

The meeting was held at Russ Monckton's home and was called to order at 2:01. Present were Russ Monckton, Melodie Szara, Shelby Vallejo and Mary Jo Shaw. Bobbie Cooper was not able to attend.

The meeting was held to discuss the damage caused by construction of the trail along EEWilliamson Road, decide which company should pressure wash the fence along Citrus Wood Court and to address an email from a resident regarding the condition of his neighbor's yard.

There has been no power to both the lights at the front of the subdivision and the meter for the sprinkler system since shortly after the trail construction began. A representative of Duke Energy has stated that they will not reconnect power because the meter box does not meet code. Russ will contact an electrician to determine what must be done to bring it up to code so that Duke will connect it.

Hubbard Construction Company has agreed to fix the damaged parts of the sprinkler system and will install the timer with a battery that will last for four years. They have also stated that if restoring the ability to water does not revive the landscaping they will replace it but it is not clear just what might be replaced. In the meantime until the system is working again Russ has asked Larry Salazar if we could run an extension cord from his home to the sprinkler timer so that we can try to save at least some of the landscaping. At the time of the meeting he had not responded to the request.

There was also discussion regarding the placement of the water meter, the backflow valve and the possibility that metal handrails will likely be erected at the corner of Citrus Wood Court and EE Williamson Boulevard in front of our entrance sign. In addition, the surface of the new sidewalk is blacktop which does not match the rest of the job and will be considerably warmer in our climate.

Russ received an email from Mike Owens who is the President of North Cove HOA. He has been communicating extensively with representatives of Seminole County Public Works, Consor and Hubbard Construction as well as County Commissioner Amy Lockhart. He is asking us to contact those representatives to express our concerns as well. At some point we will likely request our homeowners to voice their concerns to the County Commissioner.

The best proposal for the pressure washing was from Squeegee Squad. It was decided that Russ should contact them to see when the work could be done and confirm that they would be able to use the fire hydrant to supply water for the job. Russ will also contact a representative of the church to request permission for Squeegee Squad to enter their property to clean that side of the fence.

There was discussion regarding an email from a homeowner regarding the condition of his neighbor's property. There are a couple of properties that are in need of attention and it was decided that Mary Jo will send an email to the neighborhood addressing curb appeal in general and listing a few things that may need attention. In addition, printed copies will be distributed. If there is no resolution letters will be sent to the homeowners who need to take action.

The meeting adjourned at 3:21.