

Country Cove (Woodlands East) Homeowners Association

Special Board Meeting

Tuesday, December 3, 2024

Meeting minutes

The meeting was held at Russ Monckton's home and was called to order at 7:40. Present were Russ Monckton, Bobbie Cooper, Mary Jo Shaw and Melodie Szara.

Russ reported that the damage done to the fence during Hurricane Milton has been repaired.

Bobbie reported that our projected year end combined checking and savings account balance will be approximately \$7,645.00.

Last month we consulted with Barbara Billiot Stage of Stage Law Firm P.A. regarding the property at 963 Citrus Wood Court. That home was purchased in September of last year and has been remodeled from a four bedroom home to a six bedroom home. At this time the owner is advertising room rentals by the week. Since we have nothing in our by-laws to prohibit that we contacted an attorney who specializes in Homeowners Associations for advice.

After reading through our recorded covenants she advised us that the HOA was organized by the developer in 1983 as a mandatory HOA but that those documents were only valid for 30 years. We were not aware of the expiration and did not take action to reinstate it. Consequently, the HOA has become a voluntary HOA since 2013.

The process by which it can be reinstated as a mandatory HOA for another 30 year period is called revitalization. This is a process that the attorney can guide us through and the estimated cost to do so is between \$5000 and \$8000.

All in attendance agreed that we should discuss this at the annual meeting which will take place on January 18<sup>th</sup>. At that time we can explain the situation in more detail, answer any questions and have the homeowners vote on

whether or not to proceed. A minimum of 14 homeowners must approve for us to proceed.

Mary Jo will send an email to the homeowners advising of the situation and letting them know the date of the annual meeting in the hope that the meeting will be well attended.

The meeting adjourned at 8:35.