

Country Cove (Woodlands East) Homeowner's Association Annual Meeting

Saturday, January 18, 2025

Meeting Minutes

Prior to the meeting there was discussion about a Notice of Hearing for the property at 963 Citrus Wood Court. This property is currently accepting short term leases for individual bedrooms and is in violation of our 12 month minimum lease requirement. A number of homeowners plan to attend the hearing which will be held this week. We have been in contact with Seminole County Code Enforcement regarding the property but they have not provided any answers as to the legality of this practice. It was also suggested that we call them daily to request information or at least leave messages.

The meeting was called to order at 10:10 AM by Julee Boggs and the motion was seconded by Frank Phillips.

Present were Russ Monckton, Bobbie Cooper, Shelby Vallejo, Dave Vessey, Melodie and Mike Szara, Julee Boggs, Michelle Gonsowski, Angelica Linares, Robert Van Kaam, Yanal Sakaji, Christopher Daugherty, Rebecca McKelvey, Brian and Cheryl Barnes, Cydney Berry, Karen Hunt, Frank Phillips and Mary Jo Shaw.

A quorum was established: Seventeen homes were represented, and three proxies were collected.

Board member reports:

Mary Jo read the minutes from last year's meeting. Chris moved to accept the minutes as read and Michelle seconded. The motion carried.

Bobbie presented financial statements. There was a shortfall in cash this year. We had a large expense to repaint the entrance sign that was anticipated but legal expenses and fence repairs that were not. In addition, one household had not paid their 2024 dues as of year end.

Bobbie proposed that dues remain \$400 and in addition we request a special assessment of \$300 to cover the anticipated legal expense of revitalizing the HOA.

Rob suggested decreasing the special assessment and using some of our savings to pay the legal fees. Dave expressed concerns that if we did that and all dues were not paid on time, we could run short on funds to pay our regular expenses.

The attorney quoted us a range between \$5,000 and \$8,000 and we will not have a final figure until all paperwork is completed and recorded. Bobbie suggested that if the cost turns out to be lower than \$8,000 she could refund a portion of each household's fee.

Dave motioned that 2025 dues be \$700.00 (\$400.00 regular dues and \$300.00 assessment for revitalization) due by April 1st. Dues paid on April 2nd or later will have a \$25.00 late fee charged. Rob seconded and the motion carried.

New Business

Discussion continued regarding the revitalization.

Sherry asked if the revitalization would enable us to stop the short-term rentals at 963 Citrus Wood Court. At this time, we are still hopeful that code enforcement can intervene but we will not know how the restrictions adopted in the revitalization will affect that.

Yanal asked if we had any idea how long this process will take. We will add that to the list of questions we have for the attorney.

Chris asked if anyone could opt out once the revitalization is complete. It is our understanding that this will be a mandatory HOA, and all properties must adhere to the provisions.

If possible, we will change the required month for the annual meeting from January to February but leave the fiscal year to end on December 31st.

Dave stated that the documents listed on the website are the most recent and suggested that everyone read them if they are not familiar with them. Mary Jo will send out an email with the link to our website as well as information regarding the hearing to be held this week about the property at 963 Citrus Wood Court.

Rob asked if the new restrictions can limit the number of rentals allowed in this subdivision or at least require that the owner provide maintenance to the property such as lawn service and pool maintenance.

The board will make a list of questions and concerns and discuss them with the attorney. Once we have more information we will schedule another general meeting with all homeowners.

Issues and concerns:

Rob asked if we can post a sign prohibiting solicitation. Several homeowners stated they have had issues with unwanted solicitors. Mary Jo will check with the county to determine if a sign can be put up at the front of the community and how we would go about requesting one.

Brian wanted to warn everyone about possible problems with the new water meters being installed by Sunshine Water Services. He said that when his new meter was installed it caused one of his pipes to burst, flooding his garage. Even though it was caused by the new meter the damages were not paid by Sunshine Water Services. Dave also noted that anyone with a tankless water heater should be sure to turn that device off before the new meter is installed. Chris added that when he was researching the water quality in this area, he found that the pipes along EE Williamson are very old and most likely contributing to recent negative reports about water quality.

Angel stated that they recently installed cameras and have been seeing individuals with flashlights looking into their vehicles and around their yard during the night. Since they may be looking to break into vehicles it was suggested that everyone be sure to watch for activity and lock their cars.

Once again speeding is an issue, and Russ issued a reminder to slow down and remind those visiting you to slow down as well. UPS, FedEx and Amazon are also a concern but not much can be done about those.

Mike suggested that we set up a way to accept dues electronically. Bobbie doesn't want to use any service that would charge the HOA fees.

Election of 2025 Board Members

Bobbie has requested a replacement for the treasurer's position and Russ asked if anyone present would like to volunteer for any of the board positions. Michelle volunteered to assist Bobbie with her duties and then determine if she would like to assume the position next year. The slate of officers is as follows:

President	Russ Monckton
Vice President	Melodie Szara
Treasurer	Bobbie Cooper
Secretary	Mary Jo Shaw
Member at Large	Shelby Vallejo

Rob motioned that we accept the slate of officers as presented. Frank seconded the motion. Motion carried.

Proxies were received from the following homeowners:

Dottie Ramsey	939 Citrus Wood Court
Mahnaz Assadi	951 Citrus Wood Court
Linda Bollinger	959 Citrus Wood Court

Chris motioned to adjourn the meeting at 11:55. Rebecca seconded, and the motion carried.

The meeting minutes and by laws are available on the internet at www.countrycove.org.

Minutes respectfully submitted by Mary Jo Shaw, Secretary

