

Country Cove (Woodlands East) Homeowner's Association Board Meeting
Saturday, August 26, 2006
Meeting Minutes

Present at the meeting were current board members Victoria Williams, David Vessey, and Lynda Monckton. Also in attendance were prospective board members: Frank Phillips and Linda Bollinger.

The meeting was called to order at 9:08am by HOA President, Victoria Williams. The first topic discussed was the need to fill vacant board positions. Current vacancies are Secretary and Member-at-large. The proposed slate to fill the vacant positions is:

President:	Victoria Williams
Vice-President:	Frank Phillips
Treasurer:	David Vessey
Secretary:	Lynda Monckton
Member-at-large:	Linda Bollinger

David Vessey moved that the entire slate be accepted as proposed, Victoria Williams seconded the motion. The motion was carried unanimously by votes of the current board members. Vacant board positions are now filled until the next annual Homeowner's Association Meeting.

Victoria proposed that the neighborhood get a new No Solicitation sign. Frank Phillips agreed to take the necessary action.

There was discussion about homes in the neighborhood that need to make improvements to the exterior of the home and the landscape. Victoria will remind homeowners that proper yard and home maintenance is both necessary and considerate of the rest of the neighborhood.

There was concern and discussion about empty garbage cans and basketball hoops left in front of homes for extended periods of time. Garbage cans should be stored to the side or in the garage. Basketball hoops are meant to be temporary and should be taken down when not used to extended lengths of time. Once again there will be a reminder in the newsletter.

A question was brought forward as to whether there was a "pooper-scooper" law in effect. It was decided that according to County ordinance, all pets must be on a leash and all waste should be picked up by the owner and disposed of properly.

The next point of discussion was whether our bylaws are current and relevant. A bylaws revision requires 75 percent of the homeowners to consent and sign off on the new bylaws. It was decided to look at our current by-laws and to talk to a lawyer about the cost and time involved in revising our current by-laws before deciding to proceed with an update. Frank Phillips will provide Victoria the name of an attorney he uses.

The question of whether our books need to be audited on a regular basis was raised. David Vessey will look into this and report back to the board.

Currently our Homeowner's association checking account requires two signatures on every check. Of the five original assignees, there are only two remaining who reside in the neighborhood. It was decided to change banks and open an account that requires only one signature. Meeting minutes need to be published from this meeting to have a record of the appointment of the new board members. A date will be arranged for board members to meet at Washington Mutual Bank to open the new association checking account. Saturday, September 16 is the proposed date for board members to meet at the bank. David must update the state incorporation records with the names the new officers prior to our going to the bank.

Satellite dish placement and size was discussed. It was determined that larger satellite dishes fall under the by-laws that discuss TV antennas. Any satellite dish under three feet in diameter is protected under federal laws.

One homeowner has not yet paid association dues. Victoria will send a letter if dues are not paid soon.

David Vessey has created a neighborhood website (" www.countrycove.org "). Homeowners are able to access by-laws and amendments. The phone list will not be posted on the website. Homeowners may contact Lynda Monckton for a current copy. David reported that there is currently \$6800 in the checking account. Most of that amount will be carried over for future fence repair and replacement.

There is concern about several pools in the neighborhood not being properly maintained.

Frank Phillips will get a quote from "What About Bob" for trimming of trees hanging over the fence from the church property.

There are a number of new homeowners in the neighborhood. Ed Bollinger has obtained names and phone numbers of two of the new homeowners. We will try to obtain the information from the other two owners to publish an updated name and phone list.

We would like to have a block party to welcome all of our new neighbors and to get reacquainted with longtime residents. Victoria will contact Wayne to get the price for a Bar-B-Que, including all meat and side dishes. It was moved by Victoria Williams and Seconded by Linda Bollinger to take up to \$250 from the association account to subsidize the equipment. The motion was unanimously approved. Homeowners would be responsible to bring their own drinks and a dessert to share.

New Business discussion concerned the letter sent out by the City of Longwood highlighting the advantages of being incorporated into the city. Lynda Monckton reported that after attending one of the city meetings, there appeared to be very little advantage to becoming part of the City of Longwood. No action is necessary at this time, because the neighborhoods have to initiate the petition drive to put the decision to a public vote.

It was decided to begin the neighborhood newsletter on a positive note, commending everyone for not parking in front of the mailboxes. We have heard no further complaints from the post office.

The meeting was adjourned at 11:45am.

Minutes respectfully submitted by Lynda Monckton, Secretary