

Country Cove (Woodlands East) Homeowner's Association Meeting  
Saturday, January 26, 2007  
Meeting Minutes

Present at the meeting were association members Vickie Williams, David Vessey, Jim and Donna Phillips, Mabel Machin, Bill and Ruth Newman, Colleen Clark, Robert and Mary Jo Shaw, Justin and Allison Arendale, Ed and Linda Bollinger, Michelle Gonsowski, Georgean Parrish and Chris Monarrez, and Lynda Monckton. Proxy votes turned in by Robert VanKaam and Pam Borns.

The meeting was called to order at 11:15am by Homeowner's Association (HOA) President, Vickie Williams.

The minutes of the February 12, 2006 were read by Lynda Monckton, Secretary. The minutes will stand as prepared by Doris Forgy.

Vickie Williams discussed the mid-year change in board membership due to the death of Doris Forgy, voted upon at a HOA Board meeting held August 26, 2006. The board now stands as:

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

David Vessey, Treasurer explained that the Homeowner's Association Account was moved from Sun Bank to Washington Mutual. All five officers were present to open the new account. It is a single signature account. There are no new two signature accounts available, because all checks are scanned by computer. The bank account with Washington Mutual should save the HOA approximately \$13-\$16/ month, because Washington Mutual does not have a per item/per deposit fee nor a monthly fee.

There was difficulty in closing the Sun Bank account, because only two of the five signers still reside in the neighborhood.

Dave Vessey distributed the 2006 Annual Financial Statement and 2007 Proposed Budget with the following explanation:

- The HOA owns one foot of property and the wooden fence along the church side of the road
- The HOA owns the wrought iron fence and the wood fence surrounding the retention area at the end of the street.
- A portion of the yearly HOA dues is set aside to be used for future fence repair and replacement.
- \$1,000 is left available for the beginning balance.

Dave read the report.

The meeting minutes and the by-laws are available on the Internet at [www.countrycove.org](http://www.countrycove.org). The HOA pays for renewal of Internet site every 3-4 years.

Dave stated that our HOA dues are low in comparison to most other HOA's. We are a small association relative to most.

The last date for homeowner's dues to be paid is March 31, 2007.

\*Make checks payable to 'Woodlands East Homeowners Association.' The neighborhood name was never officially changed due to costs involved. The Fire Department recommends that the name be officially changed with Seminole County. We are also occasionally missed by the Garbage service when routes or companies are changed.

Vickie moved to set the HOA dues at \$225. Frank Philips seconded the motion. Discussion followed. The treasurer agreed to accept dues payments immediately from several members present. The motion was carried unanimously.

Mabel moved to accept the Treasurer's report as read, Ruth seconded. The motion carried unanimously.

Vickie initiated discussion on collection of dues. Some years homeowners are very late in paying. The method of dealing with this in the past was to send letters, with the final letter threatening legal action. Vickie was looking for suggestion to keep the board from having to be too aggressive in seeking payment of dues.

Every homeowner agrees to payment of HOA dues at the time of purchase. It is the responsibility of the homeowner to contact the treasurer if there is some present difficulty in paying the dues. A payment schedule can be arranged with the treasurer.

Colleen moved that "If yearly dues are not paid by April 30 and the treasurer has not been contacted for alternative arrangements, a late fee of \$25.00 will be assessed in addition to the current yearly dues assessment. Bob seconded the motion. The motion carried unanimously.

An updated neighborhood phone list will be included with the distribution of the minutes. If any of the information is incorrect, please contact Lynda Monckton at 407 332-6858 or [lmonckton@cfl.rr.com](mailto:lmonckton@cfl.rr.com).

Frank Phillips is investigating getting a no solicitation sign for the neighborhood.

Neighborhood watch captains are: Eric Borns, Vickie Williams, and Ruth Newman. Please let at least one neighbor know if you are going to be away for several days. Also please inform a board member if there is any incident of vandalism or burglary at your home. We try to keep the neighborhood aware of these events.

We have a neighborhood architectural review board. In accordance with the by-laws, any modification to the exterior of the house such as; painting, addition, pools, fences, should be presented to the architectural review board prior to modification. The members of the board are Justin Arendale, Bob Shaw and Michelle Gonsowski.

There was a general discussion of current by-laws.

There was discussion about homes in the neighborhood that need to make improvements to the exterior of the home and the landscape. Some homeowners have been previously contacted by a mailed letter

An amendment to the by-laws is necessary to enforce home maintenance and upkeep. The board will research the addition of the amendment.

There was a discussion of the ongoing issue of basketball hoops. Mabel suggested a neighborhood quiet time from 11:00pm to 6:00am. This would be inclusive of any noise that might disturb a neighbor. There was a suggestion to change the current by-law that limits basketball hoops to rear of the property. A by-law amendment must be presented by 25% of the homeowners or the HOA board. 75% of the neighborhood must vote in favor of the by-law for it to pass.

It was noted that several of the new neighbors did not receive copies of the by-laws at closing and are in need of a copy. Dave Vessey will distribute the by-laws as necessary.

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.

New Business discussion concerned the letter sent out by the City of Longwood highlighting the advantages of being incorporated into the city. Ruth Newman and Lynda Monckton each attended one of the city meetings. The city of Longwood would like to incorporate the Woodlands into the city, our neighborhood would be included as a by-product. No action is necessary at this time because the neighborhoods have to initiate the petition drive to put the decision to a public vote.

Please take care to keep all dogs on a leash and please pick up after your pet.

It was noted that the sprinklers at the retention area come on while the kids are waiting for the bus. Dave Vessey will investigate. There is also an electrical problem with the spotlight near the neighborhood sign.

Watering restrictions; homes with even addresses may water on Wednesday and Saturday. Homes with odd addresses water on Thursday and Sunday. There is no watering between 10:00am and 4:00pm.

Bill Newman motioned to adjourn the meeting 12:50pm. The motion was seconded by Frank. The motions carried unanimously.

Minutes respectfully submitted by Lynda Monckton, Secretary