

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

## Saturday, January 19, 2008

### Meeting Minutes

Present at the meeting were association members Vickie Williams, Frank Phillips, David Vessey, Linda and Ed Bollinger, Lynda Monckton, Mabel Machin and Raul Tous, Colleen Clark, Robert and Mary Jo Shaw, Justin and Allison Arendale, Michelle Gonsowski, Mike and Georgean Parrish, Larry Salazar, Trevor Moore, Robert VanKaam, and Pam Borns.

The meeting opened with a speaker from the Seminole County Sheriff's office, Vic Confessore, coordinator for the district. He spoke about personal and home safety and identity theft. Some of the highlights were:

911 is not for emergencies only. It can be used to report suspicious activity. If you see suspicious activity, do not get involved.

Do not give any bank information over the phone unless you made the call to the bank.

Delete all email from people you don't know.

Neighborhood watch works. Captains should be people who walk in the neighborhood, walk dogs or are retired. Sheriff's office puts block captain on email list for alerts.

Notify sheriff's office of vacations or extended absences and a deputy per shift will drive by the house.

The neighborhood will be getting a neighborhood watch sign.

The business meeting was called to order at 10:20 AM by Homeowners Association (HOA) President, Vickie Williams.

The minutes of the January 26, 2007 meeting were read by Lynda Monckton, Secretary. The minutes will stand as prepared.

Dave Vessey presented the 2007 budget and the proposed budget for 2008. There was a motion to keep dues at present rate of \$225.00. Motion was seconded and passed unanimously. Checks for dues will be accepted immediately. Make checks payable to Woodlands East Homeowners Association.

Robert moved to discuss modifications to the Deed restrictions, motion was seconded.

There was an objection to the all or nothing approach to the by-law modifications. There needs to be grandfather clauses for existing structures. There was agreement with the intent of the amendments, but disagreement with the extreme wording. It was suggested that we go through the by-law amendments and changes one by one, with discussion, then a vote for each one. It was noted these by-law amendments were modeled on by-laws of other homeowners associations.

General discussion: Aren't there city and county laws that cover areas of amendments, these feel like there was prejudicial intent. There was agreement with modernization of the language to assist with enforcement of the by-laws. Some noted it would have been helpful to see current by-laws next to amendments. If the HOA has too many rules to enforce or rules that are too weak the neighborhood deteriorates. If rules are too strict it discourages people from moving there. There is a need for balance. Everyone agrees to live by by-laws when home is purchased. It is the obligation of the title office to verify new owner has a copy of the by-laws.

Please refer to the Proposed Restrictions on Real Estate Changes for item numbers.

Discussion on proposed item #1 - Garbage containers should be placed behind front of house line.

Discussion on proposed item #2 - Amendment is too restrictive. Intent of amendment is that everyone wants curb appeal. What can be done to prevent front decorations from getting out of hand, height restrictions, approval from architectural review board (ARB)? Anything above a certain height, should lighting be included in exception? Permission from ARB should be in writing. A standard for should be created for ARB approval for improvements.

Discussion on proposed item #3 - Signs-do signs include seasonal banners? Vickie noted complaints about banners being left out too long (faded). Should whole sign amendment be removed? Amendment #3 removed.

Discussion on proposed item #4 - Intent of amendment 4 questioned. Do people need permission to have a home office? Association permits limited use. Wording of amendment will be revised.

Discussion on proposed item #5 - Amendment will be reworded keeping in mind corner lots are more visible.

Discussion on proposed item #6 - Amendment will be reworded eliminating the wording of not visible from the street. Installation of window air conditioning units still requires ARB approval.

Discussion on proposed item #7 - Time limits were suggested on playing, 11AM to 7PM, same as Seminole County guidelines. We need to support children and offer play opportunities in the neighborhood. Limits include all play structures, including temporary structures.

Discussion on proposed item #9 - Rules should be tied to Seminole County rules including definition of obnoxious and offensive. Add time limits-rules are too vague and open to interpretation. Car repair time limit is 24 hours. County has laws for car maintenance, pool maintenance etc. Add time limit from basketball times.

Discussion on proposed item #16 - FCC passed law there can be no restrictions on smaller sized dishes. Antennas must be kept from front of house structure. Not sure if HOA can restrict location of dish. Homeowner advised to work with ARB when installing.

Amendment will be rewritten according to discussed modifications. Amendment will be resubmitted for individual approval.



New volunteers for ARB are: Bob Shaw, Trevor Moore, Mike Parrish and Raul Tous.

It was proposed that in the next election officers be elected to position for a term of two years instead of the current one year commitment. Vickie Williams presented the proposed slate of officers:

President:	Justin Arendale
Vice President:	Vickie Williams
Secretary:	Mary Jo Shaw
Treasurer:	Dave Vessey
Member at large:	Linda Bollinger

There was a motion to accept the proposed slate. The motion was seconded and passed unanimously.

#### Old issues/ New issues

Door bell ringing, rocks being used for batting practice. If you witness either of these activities please notify parent of offender.

Unleashed dogs. There have been a Pit Bull and a German Shepherd seen in the neighborhood without leashes. Call animal control.

Please observe speed limit in neighborhood and encourage friends and neighbors to do the same.

Neighborhood phone list will be updated and distributed.

A motion is needed to purchase Neighborhood Watch sign. It is \$40.00 for the sign and post. A location for the sign will be determined. There was a motion to purchase the sign, the motion was seconded and carried unanimously.

Meeting was adjourned at 12:28 PM.

The meeting minutes and the by-laws are available on the internet at [www.countrycove.org](http://www.countrycove.org).

Minutes respectfully submitted by Lynda Monckton, retiring secretary and Mary Jo Shaw, Secretary.