



Country Cove (Woodlands East) Homeowners Association Board Meeting Minutes
Saturday, August 20, 2011

The meeting was called to order at 9:05 at Mabel Machin-Tous' house. Present were Raul Tous, Mabel Machin-Tous, Eric Borns, Robie VanKaam, Justin Arendale, and Colleen Clark.

Discussion began on sending out an updated flyer. Suggestion of what food to bring was discussed, then changed for Mabel Machin-Tous and Raul Tous volunteered to cook hotdogs and hamburgers, or something like that. We are to have the meeting first, followed by a cookout, and everyone is to bring a dish. Meeting will be from 4 to 5 PM, followed by a cookout. Eric Borns will go to Royal Press to get a sign for our development's front entrance with pertinent information on it plus the address of 944 Citrus Wood.

A print out of our expense report with insurance money received for loss of fence and cost for new fence and beautification of the front will be handed out early. Mabel Machin-Tous will take care of this.

The treasurer Mabel Machin-Tous requested an update to our version of Quicken used by the HOA. Eris Borns motioned to buy this. Robie VanKaam second the motion. The motion was passed. Mabel Machin-Tous to purchase.

Discussion the house in foreclosure; 936 Citrus Wood. The back yard is not getting mowed due to pad locks on the fence. Locks put in place by the bank, Bank of America. For the mowing, have been charge \$25 for the whole yard, \$15 for just the front, and \$10 for just the back. To break into the back yard to mow is trespassing. Robie VanKaam and Mabel Machin-Tous to look into a possible lien on the property for all cuttings down on the yard and HOA dues for the past 2 years

Discussed the addition of new trees along the fence. In discussion with the church, since it is their property, they say go right ahead. Utilities have already been marked and are not an issue to plant these trees. Noticed that more weeds are growing up near the beginning of the fence, and not the whole stretch. Discussed putting up a sign or sending out a flyer reminding folks to not dump their yard trash along the fence and pick up dog poop. Discussed the land up by the fence. To hire someone to scrape it down, Robie VanKaam found a quote at \$1125. Talked of doing it ourselves. Sprinklers and sod over by the fence would cost too much. Noted we need to mulch under the aluminium fence at our front entrance. Mabel Machin-Tous motioned to buy mulch for under the aluminium fence. Robie VanKaam second the motion. The motion passed. Will lay it down ourselves. We will also maintain the front trees and shrubs ourselves.

Our bare bones costs run at about \$6000.00. With 23 homes in the development, we need about \$275 in dues per house to keep things going. Noted that the January meeting will be the 21 of 2012 from 9-12 AM. End of March 2012 is when all dues are due by. Need to talk with the church to

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Discussed complaints from the neighbourhood and how to handle them. Need to tell folks to bring their issues/concerns/complaints/ideas to the board meetings or mail it to HOA at 944 Citrus Wood. All of these items will be discussed at the next meeting. For neighbour issues, talk to your neighbour or call the cops.

Justin Arendale has resigned from the position of president. He will temporarily take over the position of Member at Large. Robie VanKaam motioned to accept this. Eris Borns second the motion. Robie VanKaam volunteered to be interim president. Eric Borns motioned to accept this. Mabel Machin-Tous second the motion. Both motions were passed.

Discussed starting a Yard of the Month campaign. Will have a sign to post in the yard. \$71 for a one time sign. The Architectural Review Board will determine rules and winners. Robie VanKaam motioned for the go ahead of the Yard of the Month. Mabel Machin-Tous second the motion. The motion passed.

Wanted to remind everyone that our web site is countrycove.org.

The meeting was adjourned at 10:35 AM.

Woodlands East (Country Cove) HOA

Mid-year meeting 8/26/2011

Front Fence replacement

Insurance Claim:

- 1st claim: Vandalism claim payment: \$13,000 (Max amount that insurance will paid on the value of the fence)
- 2nd Claim: Iron fence claim: \$8,200.00 - (to replace the iron wrap around fence over the retention pond)

Total on Insurance Reimbursements: \$21,240.

- Front Fence Expenses: \$15,930.65 (includes landscaping, sign, new wall, metal wrap around fence and insurance deductible for both claims)
- Emergency/ Contingency fund balance: \$5,309.65 ($\$21,240 - \$15,930.65 = \$5,309.65$).
 - for side fence repairs, front fence repairs and maintenance, painting, insurance premium increase, services/utilities increases, contingent items(trees trimming, hurricane prevention), foreclosure liens and other emergencies.