

Country Cove (Woodlands East) Homeowner's Association Annual Meeting  
Saturday February 6, 2016  
Meeting Minutes

The meeting was called to order at 10:10. Present were Dave Vessey, Amy Moore, Raul Tous, Mabel Machin Tous, Rob VanKaam, Mary Jo and Bob Shaw, Alicia Talbott, Patrick Kelliher, and Melodie and Michael Szara.

A quorum was established: Seven homes were represented and thirteen proxies had been received.

Rob motioned to open the meeting, motion was seconded by Amy.

The minutes from last year's annual meeting were read by Mary Jo. Raul motioned to accept them and Amy seconded. The motion was carried.

Dave raised a question regarding the 4<sup>th</sup> Amendment which was noted in last year's minutes. The Amendment has not been put to a vote due to discussion of the disposal of community areas should the HOA dissolve. It was determined that the property along the fence and the entrance/pond are would be given to Seminole County should that occur. The Amendment must be rewritten and will be presented for approval at a later date.

Mabel presented the 2015 financial statement and the proposed 2016 budget. She explained the increased filing fees were due to a one time fee of \$400.00 to register as a 501(c)3. Going forward the annual renewal will be \$50.00. Mabel stated that the 501(c)3 classification allows the HOA to accept donations. In addition the HOA is able to offer accredited volunteer opportunities to Seminole County students. Mabel suggested and Dave agreed to place that information and a link on our website.

The 2016 budget allows for landscaping and repair expenditures to cover the cost of trimming the trees along Citrus Wood Court and cleaning out the pond. Mabel had received an estimate of \$600.00 to trim the trees but that did not include hauling the trimmings away. Dave suggested we also get quotes that include hauling away to compare. It was noted that there is one particular limb near Amy's house that appears to be rotted and should be removed as soon as possible.

2016 HOA fees will remain \$330.00 if paid by April 1<sup>st</sup> and \$345.00 after that date. Contact Mabel if you need to make arrangements.

A motion was made by Dave to accept the financial report and proposed 2016 budget. The motion was seconded by Patrick. The motion was carried.

## **Old Business**

There was discussion regarding the placing of cameras to monitor the area for vandalism. It was noted that vandalism has decreased in the last year and the need to purchase additional cameras is not warranted. The church has offered to allow us to mount our current camera on their building but it was decided we should wait until they upgrade their system to record the images before doing that.

## **New Business**

Rob requested that we have a community work day at a date to be determined in April to rake the leaves along the fence on Citrus Wood Court and to spruce up the garden area at the entrance to the subdivision. Once a date is determined flyers will go out requesting volunteers.

Dave noted that the sprinklers need to be reset since they are not watering on the correct day for a commercial property. He volunteered to reset them and install a rain sensor.

The 2016 Block Party will be held on April 23<sup>rd</sup> in the Citrus Wood Cul de sac. The menu will be the same as last year and the HOA will provide the food. Bob will call for quotes for a canopy to provide shade.

Rob asked for volunteers to serve on the Neighborhood Watch committee. Amy Moore will cover the Eastland Point Cul de sac and Patrick Kelliher will cover the northern section of Citrus Wood Court.

We no longer have a Neighborhood Watch sign and there was discussion regarding replacing it. There are county restrictions regarding what can be placed on their poles and it was suggested that we mount it on the wrought iron fence. We also discussed placing a "children at play" sign along Citrus Wood Court to slow traffic down along that road. Melodie suggested a removable sign that could be put out as needed. No decision was made regarding either sign.

Rob reminded everyone that the ARB should be consulted prior to fence construction, painting or other significant changes. It was agreed that the ARB would not require more than 48 hours to approve any requests.

The 2016 slate of officers was proposed:

President:	Rob VanKaam
Vice President	Russ Monckton
Treasurer	Mabel Machin Tous
Secretary	Mary Jo Shaw
Member at large	Melodie Szara

Dave motioned to accept the proposed board, Raul seconded it. Vote passed.

Rob motioned to adjourn the meeting at 11:39. Raul seconded.

Proxies were received from the following homeowners:

Gil English	947 Citrus Wood Court
Mahnaz Assadi	951 Citrus Wood Court
Frank Phillips	967 Citrus Wood Court
Vickie Williams	1290 Eastland Point
Pam Dastic	983 Citrus Wood Court
Dottie Ramsey	939 Citrus Wood Court
Frank & Estelle McCarron (2)	936 Citrus Wood Court, 1276 Eastland Point
Jim Cooper	987 Citrus Wood Court
Russ Monckton	943 Citrus Wood Court
Brian Barnes	991 Citrus Wood Court
Rebecca McKelvey	935 Citrus Wood Court
Linda & Ed Bollinger	959 Citrus Wood Court

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

Minutes respectfully submitted by Mary Jo Shaw, Secretary.