

Country Cove (Woodlands East) Homeowner's Association Annual Meeting  
Saturday January 11, 2020  
Meeting Minutes

The meeting was called to order at 10:06. Present were Dave Vessey, Bob and Mary Jo Shaw, Russ Monckton, Linda and Ed Bollinger, Patrick Kelliher, Jim and Bobbie Cooper, Brian and Shari Barnes, Rebecca McKelvey, Jeremy Waldron, and Bob Evans.

A quorum was established: Nine homes were represented and nine proxies had been received. Bob Shaw motioned to open the meeting, motion was seconded by Jim.

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

Bobbie presented the 2019 financial statement and the proposed 2020 budget. There are no major changes to the budget for 2020.

Shari mentioned that the fence was pressure washed although it did not appear to be dirty. Russ stated that the installer advised semi-annual cleaning as the best way to prevent mildew from forming and staining the surface. The cost to pressure wash both sides in \$500.00. Patrick offered to see if we are able to find anyone who charges less.

2019 HOA fees have been received by all 26 homes. Bobbie proposed that we leave the dues at \$330.00 if paid by March 31<sup>st</sup> and \$355.00 if paid on or after April 1<sup>st</sup>.

Brian motioned to accept the budget as reported and the dues to remain at \$330.00. Bob seconded and the motion was carried.

Bobbie stated that she filed form 1120-H for 2018 on April 13<sup>th</sup>, 2019 and to date the return has not been rejected by the IRS as happened with the 2017 form 1120-H. She stated that she had not filed Form 990 for the past two years and will not file it again this year. It is her understanding that if the form is not filed for three consecutive years the classification of 501(c)3 is no longer valid. That is our intention since we never appeared to be eligible to be classified as a 501(c)3.

### **Old Business**

Last year there was discussion regarding background checks for potential renters and minimum terms for rental agreements. It was determined that two separate amendments would need to be made to put these into place.

Amendment 4 was added last year requiring a minimum rental term of 12 months and forbidding sub-letting. The Amendment contains specific language to prohibit rentals through organizations such as Airbnb and VRBO.

The amendment regarding background checks of potential renters is still in the works.

Patrick noted that we will need to gather more information before we could propose an amendment. It would be the homeowner who would have the background check performed and they would maintain all records that the background check provided. Criteria could include such items as income verification, financial history and criminal records but we would need to consult with an attorney to confirm that the criteria is not discriminatory. The background check would be performed only on the person(s) signing the rental agreement. We would require that we receive certification from the homeowner that the proposed renter has passed the background check.

Shari Barnes raised concerns that it should remain the responsibility of the homeowner to screen anyone who wishes to rent the property. It was explained that although all rental agencies do background checks a single homeowner looking to rent their home may not realize the need for it. The proposed amendment would ensure that anyone renting has been screened.

We are not able to obtain a quote for insurance of the wrought iron fence since the receipts for it were not included when the treasurer records were passed on to Bobbie. Jeremy suggested that we might contact a fence company to get a quote for replacement of the fence and submit that to the insurance company along with the records we do have for the entrance wall to see if they could provide a quote based on that. Bobbie also suggested it may be better for us not to purchase a policy but continue to put money into a contingency fund to be used should there be damage to the front entrance.

### **General Business**

There was discussion regarding upkeep of properties. Some homeowners are not maintaining their lawns and garbage cans are being left out at the street and articles left in driveways. It was suggested that if cleanup or lawn maintenance is needed we could do the work and place a lien on the property. Dave stated that the cost of the lien could easily be more than the cost of the work and we may need to look into establishing a fee schedule. Bobbie stated that if we begin paying for work up front and then trying to collect from the homeowner after the fact it could impact our HOA dues.

Two deputies from Seminole County Sheriff's Offices attended our meeting to answer any questions regarding the recent break-in and damage to Bob Evan's truck. He had requested that deputies drive through the neighborhood regularly in an effort to deter any further incidents. Sergeant Michelle Dowda and Deputy James Stevens explained that there were four recorded incidents in our neighborhood in 2019 and that they are patrolling the area daily as calls permit and are documenting when they are here. Bob Evans stated that he felt the deputy who came to his call was not as concerned as he should have been and when an arrest was made later he was not informed. They apologized stating they are concerned with any calls that are made and could not speak for the actions of the deputy that day. They encouraged anyone to call if they see anything suspicious and assured us they would respond. They also reminded us to take advantage of the vacation checks they can provide.

Bob Shaw reminded everyone to be sure their contact information is up to date and to let

a board member know of any concerns so that Mary Jo can send out an email advising everyone. Russ volunteered to take Rob's place as neighborhood watch captain for the Citrus Wood cul de sac. Neighborhood Watch Captains for each of the three areas are:

Eastland Point cul de sac	Bob Shaw	407 702 2628
Citrus Wood cul de sac	Russ Monckton	407 332 6858
Citrus Wood main	Patrick Kelliher	407 257 1121

There was a reminder to all residents to check with the Architectural Review Board when making changes to your home's appearance. Typical changes that would require review would be fences, house painting or roofing. The Architectural Review Board consists of the following:

Robert Shaw	407 702 2628
Russ Monckton	407 332 6858
Patrick Kelliher	407 257 1121
Jim Cooper	407 405 0922

Shari asked if anyone else seems to be experiencing changes in water pressure. She stated it seemed like early in the morning and around dinnertime they noticed less water pressure than usual. Dave thought it might vary according to the watering days but no one else seemed to have any concerns.

Speeding is still an issue, particularly with UPS and Amazon trucks.

### **Election of officers**

The 2020 slate of officers was proposed:

President:	Russ Monckton
Vice President	Patrick Kelliher
Treasurer	Bobbie Cooper
Secretary	Mary Jo Shaw
Member at large	Dave Vessey

Linda motioned to accept the proposed board. Jeremy seconded and the motion was passed.

Shari motioned to adjourn the meeting at 11:55 and Rebecca seconded.

Proxies were received from the following homeowners:

Gil English	947 Citrus Wood Court
Mahnaz Assadi	951 Citrus Wood Court
Vickie Williams	1290 Eastland Point
Dottie Ramsey	939 Citrus Wood Court

Frank Phillips  
Larry Salazar  
Estelle McCarron  
Estelle McCarron  
Julee Boggs

967 Citrus Wood Court  
995 Citrus Wood Court  
1276 Eastland Point  
936 Citrus Wood Court  
979 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.