

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

Saturday, January 22, 2022

Meeting Minutes

The meeting was called to order at 10:05 AM by Melodie Szara and the motion was seconded by Shelby Vallejo seconded.

Present were Russ and Lynda Monckton, Bobbie and Jim Cooper, Shelby Vallejo, Dave Lindsey, Frank Phillips, Patrick Kelliher, Dave Vessey, Melodie Szara and Karen Hunt.

A quorum was established: Nine homeowners were present and ten proxies were collected.

Russ read the minutes from last year's meeting. Melodie moved to accept the minutes as read and Bobbie seconded. The motion was passed.

Bobbie presented financial statements.

The board met in December and proposed to maintain dues at \$350.00. Russ verified that the appropriate amount was collected to grow reserve fund.

Discussion of upcoming expenses:

- Tree trimming is need in the back side of retention area and along the fence. Received quotes and Mid Florida Tree Care came in with the lowest bid and work will be done on February 10th. Dave Vessey stated that permission was required from the church to access property for tree trimming.
- The vinyl fence along Citrus Wood Court needs washing. Dave Lindsey suggested gathering neighbors to pressure wash the fence. Bobbie responded that it was determined to be more equitable to hire a professional. Last year the pressure washer used water from Bobbie's residence. A question was raised about whether permission can be granted to use water from the hydrant for pressure washing.

All 2021 dues were paid on time. Dave motioned to accept proposed 2022 budget. Dave Lindsey seconded and the motion carried.

New Business

- Russ reiterated plans for tree trimming
- Russ discussed concrete fence at retention area. It will need painting in the future
- The wood fence that borders the Salazar property is in bad shape and needs to be replaced. Dave Vessey suggested replacing it with vinyl fence to match the fence along Citrus Wood Court. Melodie questioned how to approve budget for the new fence. Russ will get estimates and a meeting will be scheduled.
- There was a question regarding power company's activity at the front of the subdivision. Dave explained in detail about the underground wiring and elimination of overhead wiring to accommodate the new bike trail.
- Many people especially from the north end of Citrus Wood Court discussed internet issues. Several have cable wires on top of the lawn across their back yards. It takes several calls to Spectrum to get a response.
- Bobbie proposed setting the due date for HOA dues to April 1, 2022 with a late fee of \$25.00 for dues received April 2nd or later. Melodie motioned to accept the due date and late fee schedule. Shelby seconded and the motion passed.
- Dave Lindsey initiated a lengthy discussion of maintenance of the common areas. Discussion followed about the current arrangement with the landscaper. It was determined that a more comprehensive approach to landscaping and maintenance requirements will be discussed with the landscaper including leaf removal, mulching, trimming of crepe myrtle and Ligustrum and planting of flowers. There was general acceptance that this will result in higher cost of the common area maintenance.

- Patrick extended discussion to include holistic approach to maintaining curb appeal of neighborhood including homeowner's responsibilities to maintain lawns, limit visibility of business vehicles and limit street parking. These provisions are included in the by-laws which have not been enforced in the past. Group discussion included mention of sheds including need for variance to have one and requirements for landscaping around them. Having a properly placed shed would all more space for parking in the garage.
- A community pick up day was proposed for Saturday February 26th. Dave Lindsay will provide the trash bags. Quotes for Salazar fence replacement and painting of the concrete entrance sign will be presented at that time.
- Action items for Russ:
 - 1- Schedule pressure washing of vinyl fence
 - 2- Get estimates to replace fence on Salazar property
 - 3- Get estimates on painting of concrete entrance sign
 - 4- Discuss new proposal with landscaper

Election of officers

The 2022 slate of officers was proposed. An opportunity was offered to those present to express interest in a board position with no one accepting.

President	Russ Monckton
Vice President	Patrick Kelliher
Treasurer	Bobbie Cooper
Secretary	Mary Jo Shaw
Member at Large	Jeremy Waldron

Melodie motioned to accept the slate of officers as proposed and Frank seconded. Motion carried.

Russ explained that the meeting was held in his home because the church now charges a higher fee to use the space for meetings.

Melodied motioned to adjourn the meeting at 11:57AM and Jim seconded. The motion carried.

Proxies were received from the following homeowners:

Estelle McCarron	1276 Eastland Point
Estelle McCarron	936 Citrus Wood Court
Linda Salazar	995 Citrus Wood Court
Gil English	947 Citrus Wood Court
Dottie Ramsey	939 Citrus Wood Court
Mahnaz Assadi	951 Citrus Wood Court
Rob VanKaam	940 Citrus Wood Court
Jeremy Waldron	1282 Eastland Point
Mary Jo Shaw	1289 Eastland Point

Following the meeting Frank presented a possible situation of having his daughter's RV parked in his driveway while his daughter's family is in the process of moving. It was decided that Frank would the dimensions and a picture of the RV as well as how long the vehicle would be parked in that location to the board. It would be a community decision about whether it would be acceptable.

Minutes taken by Lynda Monckton.

The meeting minutes and by laws are available on the internet at

WWW.COUNTRYCOVE.ORG.

Minutes respectfully submitted by Mary Jo Shaw, Secretary