

Country Cove (Woodlands East) Homeowners Association

Special Board Meeting

Sunday July 28, 2024

Meeting minutes

The meeting was held at Russ Monckton's home and was called to order at 7:05. Present were Russ Monckton, Bobbie Cooper, Melodie Szara, Mary Jo Shaw and Shelby Vallejo. The meeting was held to consider our options regarding the home at 963 Citrus Wood Court. The meeting was called to order at 7:10.

This home was purchased on September 29, 2023 by Teddy Munoz. The home is held in the name of Move in Properties LLC. He has renovated the interior of the home adding one additional bathroom and creating three additional bedrooms. This was done with the intention of renting single bedrooms out to a maximum of six tenants.

Shelby expressed concern regarding the safety of children in the neighborhood with multiple unknown individuals living there. This has been a quiet, stable neighborhood but we feel this threatens that as well as impacts our home values.

Russ suggested our first action should be to send the owner a registered letter requesting a copy of the lease for each tenant to confirm that the term is a minimum of twelve months in compliance with the Fourth Amendment to Restrictions dated June 30, 2019.

Mary Jo will compose a letter and send a copy of it to the board for approval before sending it to Mr. Munoz.

Mary Jo will contact Seminole County to determine if renting to that many tenants in one dwelling is against any zoning laws and also to determine if the home being held in the name of an LLC has any additional laws governing it.

Russ suggested that an email be sent to the neighborhood advising of the situation and asking homeowners to contact Lee Constantine, Seminole County Commissioner to voice their concerns. Mary Jo will send the email with the commissioner's contact information out this week.

There are also concerns that the pool is not being maintained since no one has seen a pool service there. That may be an issue where code enforcement should be called.

Bobbie stated that we have limited funds that could be used to hire an attorney if necessary. Melodie stated she has a friend who may be able to suggest one who could assist us if necessary.

Russ suggested we meet again in two weeks to discuss any further information obtained from the County Commissioner's office and any response to the letter being sent to Mr. Munoz.

The meeting adjourned at 8:05.