

Country Cove (Woodlands East) Homeowners Association

Regular Board Meeting

Friday, January 9th, 2026

Meeting minutes

The meeting was held at Russ Monckton's home and was called to order at 10:10. Present were Russ Monckton, Bobbie Cooper, Melodie Szara, Mary Jo Shaw and Shelby Vallejo.

The meeting was held to set the agenda for the annual meeting and to discuss the current covenants and what changes we may wish to make.

Bobbie presented the financial reports for 2025. There was discussion as to whether we should lower dues for 2026. We decided to leave them at \$400 this year since we are unsure what the attorney fees may be for updating all of our documents.

This winter we have had two incidents where tree limbs have fallen and damaged the fence along Citrus Wood Court. One of the trees on our side of the fence should be taken down. Russ will have the fence damage repaired and get estimates to take the one tree down and trim any limbs along the fence to avoid further damage.

The landscaping at the front of the subdivision needs to be cleaned up and replanted. In addition, the lawn has become overgrown with weeds and there is a problem with ants. We had originally planned to work on that area last year, but revitalization of the HOA has been costly. We are hoping to have funds to at least work on the weeds and ants and make some minor changes to help the appearance this year.

We went through the current covenants in an effort to determine which should be deleted and what changes if any should be made to others. Listed below are those we would like changed or deleted.

#1-4 These appear to pertain more to the builder and should be deleted.

#5 original wording placed restrictions on garages stating doors should be down unless in use and did not allow parking of commercial vehicles in driveways or streets except during loading or unloading. That portion should be removed. Remaining verbiage regarding boats, motor homes and travel trailers being stored so as not to be visible from the street should remain.

#6 original wording stated all driveways shall be constructed of concrete or asphalt. We would like the use of pavers to be added to this.

#7 original wording states all basketball and similar recreational facilities shall be placed to the rear of the lot. This is no longer enforceable due to new state HOA guidelines but we would prefer they not be placed in the roadway.

#8 refers to construction and should be deleted

#9 original wording restricts residents conducting a business in their residence and should be deleted

#10 states no cows, cattle, hogs, poultry or other livestock shall be raised or kept on the property. This needs to be updated because Seminole County now allows chickens in residential areas.

#11 this covenant states no fences should be constructed to the front of the set-back line and restricts fences to a height of 6 feet. We would like height restriction to be 8 feet.

#12, 13, 14 refers to construction and should be deleted.

#15 states any additions or alterations to structure or property should conform with original plans and architecture of the original building. This should be revised to refer to the ARB.

#16 this refers to television antennas and should be deleted

#17 the wording of this sets the criteria for changing the existing restrictions and does not appear to be necessary. That criteria is set forth in the by-laws

#18 this covenant deals with enforcement. It is our intention to consult with the attorney regarding enforcement of restrictions by fine or lien.

#19, 20, 21 these all appear to be in place for the developer and should be deleted.

Amendment One This is the Amendment to Restrictions on Real Estate and Quit Claim Deed. Each homeowner completed one copy of this document but it appears to be a document that the builder requires. We are requesting clarification from the attorney about this one.

Amendment Two Item 3a requires that a homeowner wishing to erect a fence must request approval from the adjacent homeowner. This should be changed to only requiring approval from the ARB.

Amendment Three This amendment is redundant and contains items that will be included in the final list of covenants.

Amendment Four This amendment was written to control rental terms and state minimum lease limitations. It will need to be rewritten to provide protection with a short term rental restriction clause, explicit VRBO/Airbnb ban, monthly rentals prohibition and single lease/no partial rentals clause (this prohibits room rentals).

The meeting adjourned at 12:22.

