

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

Saturday, January 24, 2026

Meeting Minutes

The meeting was called to order at 10:10 AM by a motion from Chris Daugherty. The motion was seconded by Julee Boggs.

Present were Russ Monckton, Bobbie Cooper, Shelby Vallejo, Dave Vessey, Melody and Mike Szara, Julee Boggs, Michelle Gonsowski, Rob Van Kaam, Chris Daugherty, Frank Phillips, Karen Hunt, Derrick and Rachel Arrington and Mary Jo Shaw.

A quorum was established. Thirteen homes were represented and five proxies were received.

**Board member reports**

Bobbie presented financial statements. The expenses for the revitalization have been paid and were within the amount budgeted. We still are on track for the expenses we expect to incur for the revisions to the covenants.

There are funds allocated in the 2026 budget for fence repairs. The trees along Citrus Wood are aging and limbs have fallen and caused damage to the fence. Repairs are ranging between \$200 to \$400 for each occurrence. Rob suggested we look into buying the parts and repairing the fence ourselves. The majority of the damage is from trees on the church side but at least one tree on our side should be taken down. We plan to have the trees inspected by an arborist and then the attorney can send a letter to the church advising them that they are liable for any further damage. Michelle suggested there may be someone in the congregation who has a tree trimming business who may be able to assist in keeping them trimmed or removing ones that are unsafe.

Michelle motioned to accept the financial reports and Derrick seconded. Motion passed unanimously.

Mary Jo read the meeting minutes from last year's annual meeting. There was discussion regarding the "No Solicitation" sign for the front entrance. Mary Jo will order it and attached it to the existing signpost.

Michelle motioned to accept the minutes as read and Derrick seconded. The motion passed unanimously.

## **Old Business**

Mary Jo explained that since the request for revitalization has been accepted by the Florida Department of Commerce another set of organizational documents will be distributed to homeowners. The attorney had suggested rather than printing an additional set they could be provided to the homeowners on a thumb drive. Chris suggested we should instead consider DocuSign since acceptance by the homeowners confirms their receipt of the documents. Mary Jo will ask the attorney if that is a better choice.

## **New Business**

Bobbie proposed that dues remain \$400 for 2026 and that they are due by April 1. Dues paid on April 2<sup>nd</sup> or later will have a \$25 late fee. Julee motioned to accept the dues as stated and Chris seconded. The motion passed unanimously.

There was discussion regarding the landscaping at the front entrance. The lawn by the front entrance wall and along the fence bordering the retention pond has a huge problem with bugs and weeds. In addition, there are numerous ant mounds behind the entrance wall on the pond side. Rob suggested we put down Amdro on the pond side to get rid of the ants but we will need to get estimates for the area in front of the fence and entrance wall. Russ will request estimates from Fenix Pest Control and Arrow Environmental Services to treat the weeds and pests in that area. Mary Jo will email that information to everyone once we receive it.

The second issue with the front entrance is the landscaping. There was discussion as to whether we should hire a landscaping service or do the work ourselves. Julee suggested we could take a picture of the area and have Lukas Nursery advise what plants would be best suited for that area. Julee, Rob and Mike have volunteered to form a committee to determine what plants would be best suited to that area and what the cost will be.

There was discussion regarding the revision of covenants. Dave stated that we should have the attorney go through our existing documents and advise which are no longer enforceable and which should remain but be revised. He suggested that Mary Jo contact the attorney again to request a list of guidelines and if she is not able to provide them inquire as to why. Rob volunteered to check with Seminole County to determine if they have a current list of guidelines that HOAs can and cannot restrict. Mary Jo will wait to see what Rob finds out before contacting the attorney again. The current

Organization Committee consists of Mary Jo Shaw, Derrick and Rachel Arrington. The committee will be expanded to include Shelby Vallejo and Rob Van Kaam.

### **Election of 2026 Board Members**

Bobbie Cooper announced last year that she would not remain treasurer in 2026. Michelle Gonsowski worked with her in 2025 and has volunteered to take over that position this year.

The slate of officers for 2026 is as follows:

President	Russ Monckton
Vice President	Melodie Szara
Treasurer	Michelle Gonsowski
Secretary	Mary Jo Shaw
Member at Large	Shelby Vallejo

Dave motioned to accept the slate as presented. Derrick seconded and motion passed unanimously.

### **General discussion**

There is concern about coyotes in the neighborhood. They seem to be coming under the fence by the last tree on Citrus Wood Court.

Mike motioned to adjourn the meeting at 11:31. Julee seconded and the motion passed unanimously.

Proxies were received by the following homeowners:

Gil English	947 Citrus Wood Court
Larry Salazar	995 Citrus Wood Court
Estelle McCarron	936 Citrus Wood Court
Dottie Ramsey	939 Citrus Wood Court
Pam Dastic	983 Citrus Wood Court

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

Minutes respectfully submitted by Mary Jo Shaw, Secretary.