

Natures Cove Homeowner's Association
P.O. Box 1639
Dania Beach, FL 33004

2009 Annual Meeting Minutes

The meeting was called to order by Nancy Vaniman, President Natures Cove Homeowners Association, at 7:05 p.m.

The meeting notice was mailed to each individual homeowner 15 days prior to the meeting and included proxy forms. Three proxies were received by the Board of Directors, and eleven members were present. The President determined that there was a quorum to conduct the meeting.

The minutes from the 2008 Annual Meeting were read and a motion was made by Glenn Germaine and seconded by Pat Baca to approve. All approved.

Presidents Report: Glenn Germaine provided the presidents report and highlighted the accomplishments of the Board during the course of the year:

1. Mailboxes were painted, repaired, and actual box was replaced.
2. Street lights were repaired and painted.
3. All signs were painted, repaired, or replaced.
4. The wall on SE 5th Avenue was pressure washed and painted.
5. A new landscape contractor was hired.

Proposed new projects for 2009-2010 are:

1. Upgrade landscaping along SE 5th Avenue
2. Sealcoat Natures Cove Road
3. Install electric to light front entrance gates and sprinkler system

Architectural Committee: Four homeowners were sent notifications to repair miscellaneous items on their property or to maintain their landscaping. All but one complied. 825 Natures Cove Road is vacant and the Board has taken action to notify the owner's attorney concerning property standards.

Old Business: None

New Business: The 2009-2010 Budget was discussed. The Board of Directors voted unanimously to pass the budget and encourage owners to pay the full assessment on October 1, 2009 so that improvements can begin immediately.

New Budget: \$33,255 (Common Assessment \$1,072.74 payable in 4 quarterly installments).

Treasurer's Report: Balance on October 1, 2008 = \$12,010.27
Balance on August 17, 2009 = \$2,697.46

Board of Directors Election:

Michael Labaton – President
Bill Harris – Assistant President
Pat Baca – Vice President
Carolyn Robertson – Treasurer
Brenda Laraway – Secretary

The meeting was adjourned at 8:07 p.m.

Nancy Vaniman
President, Natures Cove Homeowners Association