

**NATURE'S COVE  
HOME OWNER'S  
ASSOCIATION**



**2011 ANNUAL MEETING MINUTES  
NATURE'S COVE HOME OWNER'S ASSOCIATION  
PO BOX 1639  
DANIA BEACH, FL 33004  
[www.naturescoveroad.com](http://www.naturescoveroad.com)**

**Date** Thursday, September 7, 2010  
**Time** 6:45 pm  
**Where** 902 Nature's Cove Road, Dania Beach  
**Event** Annual HO's Association meeting

**A. Call to order**

The meeting was called to order at 6:53pm

**B. Determination of the presence of a quorum and eligibility to vote**

A notice was mailed and emailed to all homeowners 14 days prior to the meeting regarding budget and proxy.

14 members were present, including 5 proxies that have been sent in.

All but 5 homeowner are eligible to vote due to incomplete payment of association fees. (780, 800, 765, 865, 721)

Note: Board member Liz Shuey was not present because the home has been sold the previous week. The new owners of 885 NCR Michel Gilbert and Jacinthe Gaudreault were present at the meeting and welcomed to the neighborhood.

**Meeting Minutes from Annual Meeting August 31, 2010**

Luis makes a motion to waive reading the previous Annual Meeting minutes.  
Ellen seconds. All in favor.

## C., D. Officer's Reports

### **1. Treasurer's Report - Nancy Vaniman**

Unpaid HOA Fee dues:

Homes 721, 800, 780 and 865 can be corrected with a letter (will be notified) because balance is not significant.

765 did not pay 2009-2011 dues in full.

Nancy makes motion to accelerate new payment and request all past due amounts of 2009, 2010 and 2011, all late fees and new amount to be paid in full before Oct. 15, 2011. Failure to pay will result in lien on the house.

Luis seconds. All in favor.

#### **1.1. Balance**

- the Association's current bank balance: \$1,124.08.

#### **1.2. Changes in budget for new year**

- Bank fees (300\$/ year) - Nancy will shop around for new, cheaper bank
- General maintenance & Repairs (3,265\$ year) - due to pressure-washing the pavers 2x year, wall painting, seal coating, 1,792\$ for repairs and to finalize the landscaping. Proposed new budget for maintenance: 3,000\$ (prev. year was 1,000\$)
- Pest Control - higher due to white fly- issues
- Utilities - water bill was double due to frequent lawn-watering through Hugh Smith (HOA's contracted landscaper)

#### **1.3. New budget 2011/ 2012**

Nancy proposed the new budget including the changes mentioned above. New budget was reviewed by everyone present and discussed.

The new annual HOA fee will be **730.32\$ per year = \$183.00\$ per quarter** (due Oct 1. 2011, Jan 1. 2012, Apr 1. 2012, Jul 1. 2012)

Nancy moves to pass budget, boards second - All in favor.

**2. Secretary's Report - Katja Rauhe**

Nothing to report

**3. President's Report - Luis Rimoli**

Nothing to report

**4. Vice President's Report - Bill Harris**

Nothing to report

**5. Committee Report - Luis Rimoli**

Nothing to report.

Luis notes that even though we have extensive discussions about plans to install gates, cameras no committee came together yet.

**E. Other Business**

**1. Old Business**

Gating the community

Board will follow up, Luis stated that it doesn't look very promising to get the gating plans implemented. Board will look back to Ed Grayson's work, go through proposals again.

Camera installation

Still in discussion and wanted by most home owners. Luis and Nancy noted that camera installation will be worth doing it and helpful to ensure safety within the neighborhood. Everyone present agreed.

Nancy mentioned that her car had been vandalized again past week within her driveway. Board reminded everyone of crime events that happened in our neighborhood during the past year (car stolen, break-in's, uncomfortable soliciting)

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## Landscaping/ Pest control

On common and individual property lawn had been over-fertilized in June. Board sent a letter to the pest control company. We gave them till September - grass should have been grown back by then according to company. Now we still have many dead spots in the lawn. Bill and Luis followed up with the company, no response but also no bill has been sent to us yet. No payment has been sent to them.

Luis is working on finding a new pest control company.

## **2. New Business**

### White Fly problems & hedges

Preventative treatments planned if possible. Board will check.

Michael Labaton states that he has issues with bordering neighborhood association's hedge. The wall behind his property (newly painted) has now only a 3-foot ficus hedge (used to be bigger) which belongs to other HOA. It had been effected with white flies. Michael wants to know what he can do to have same privacy as home owners on SE5th. Nancy proposes a fence on Michael's expense. Discussion.

Result: Board will contact the other HOA to see what can be done on their expense.

### Street Parking

Continued complaints throughout the entire complex. Discussion.

Originally HOA Bylaws do not address street parking.

In 2002 the Fire Department measured the street; result: if cars park in the street a firetruck cannot pass/ fit = hazard. "No Street Parking"-resolution had been added to the bylaws in 2002. Till this day most people don't follow, board gave up to enforce it.

Nancy notes: the Board has to enforce it or needs to remove from bylaws.

Discussion.

Luis makes motion to vote, Michael Labaton seconds, all in favor. Discussion.

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Luis decides not to vote today due to incomplete information regarding Fire Department regulations (fire hazard or not) and the HOA's liability insurance coverage.

Nancy insisted to vote because the vote has been put on the floor and to add all names to the protocol. Voting.

Vote Results:

Yes (10): Labaton, Blengs, Rimoli & Harris, Laraway, Baca, Grayson, DeMarco, Rauhe, Knafo, Pusca,

No (3): Robertson, Vaniman, Gilmore

Abstained (1): Gilbert

Motion has passed to resent the motion of 2002.

Luis states that the board will vote again after checking hazards, insurance,...

In the meantime Luis appeals to everyone who is driving through our neighborhood to pay attention and show curtesy to each other.

### Landscaping issues

Mulch is washing away during heavy rain. Luis proposes rocks. Michael has concerns. Luis will look into pricing.

### Traffic calming on SE 5th Avenue

Update from Bill: workers stopped about 6 weeks ago because the city of Dania Beach failed to issue itself a permit. Work will resume Sept.8, 2011.

### Individual Landscaping

Nancy proposes new business and suggests to send letters to 825 and 845 concerning their landscaping/ yard condition.

Bill motions to send letter. Katja seconds. All in favor.

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## **F. Election of a Board of Directors for the term 12 Sept, 2011 thru 11 Sept, 2012**

Nancy thanked Luis for the great job he did as president of the HOA and nominates Luis Rimoli and Bill Harris as board members and to remain as President and Vice President. Bill nominated Katja to be Secretary and Nancy the Treasurer. Nancy nominated Ellen Gilmore as new board member. All agreed

Luis Rimoli    President  
Bill Harris    Vice President  
Nancy Vaniman - Treasurer  
Katja Rauhe    Secretary  
Ellen Gilmore    Director

## **G. Adjournment**

Meeting adjourned at 7:55 pm