

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



**2012 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** Wednesday, October 24, 2012  
**Time** 6:45 pm  
**Where** 902 Frost Park Community Center 300 NE 2<sup>nd</sup>. Street,  
Dania Beach, FL 33004  
**Event** 2012 Annual Home Owner's Association Meeting

**A. Call to order**

The meeting was called to order at 6:50pm.

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

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

9 homeowners were present, including 3 proxies that have been sent in.

2 proxies were not eligible to vote due to incomplete payment of association fees.

It had been determined, that together with the proxy not enough HO's were present to hold an Annual Meeting (at least 1/3 of homeowners have to be present). The Board decided to hold a Board Meeting instead to at least vote on the budget - as HO's were waiting for that to be published.

During the reviewal of the budget the newest homeowner (780) joined the meeting. Due to that and sufficient participants the Board officially called the Annual Meeting to order.

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## **Meeting Minutes from Annual Meeting September, 2011.**

Katja makes a motion to waive reading previous Meeting Minutes. Nancy seconds. All in favor.

## **C., D. Officer's Reports**

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

Unpaid HOA Fee dues:

Most homeowners paid on time. A few paid "odd" amounts (too much or not enough). Homeowners with overdue/late payments will be notified via a letter as well as people whose payments were off. All in favor.

#### **1.1. Balance**

The Association's year-end bank balance of 09/30/2012 is \$6,825.

Everyone present discussed what's going to happen with the remaining amount.

Opinions differ, ongoing discussions (e.g. spending on security, rolling over to new year, hedge removal ect.).

The higher balance accumulated from:

- improvements that had been voted and planned on but never happened due to insufficient quotes (security cameras/ gate option) and
- improvements that stopped because they caused protest even though it had been voted on (speed bumps).

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

No significant changes in budget are planned, White Fly prevention costs remain part of pest control costs.

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## **1.3. New budget 2012/ 2013**

New budget was reviewed by everyone present and discussed. Nancy makes a motion to vote on the budget. Ellen makes a move to take it over into new year and “use” it (less homeowner fees in new year), Katja seconds. All in favor.

The new budget was approved by the Board.

The new annual HOA fee will be 480\$ per year = \$120.00\$ per quarter

(due Nov. 2012, Jan 1. 2013, Apr 1. 2013, Jul 1. 2013 - detailed coupon and letter will be mailed)

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

Annual Meeting-invitations have been mailed on time.

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

Nothing to report

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

Nothing to report

## **5. Committee Report - all**

Nothing to report. Discussions about re-opening Architectural Committee.

## **E. Other Business**

### **1. Old Business**

#### Gating the community/ security cameras

Discussions about pro and con's throughout homeowners. It was determined that board could not get enough proper quotes for gates and/or cameras. Will pick up discussions and Board will get new quotes.

#### Parking/ speeding

Luis noted that street parking and speeding are still issues. Nancy will approach individuals/ write letters. Ellen summed up that speed-bump installation had been

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approved and voted for but due to massive complaints never installed. Everyone present discussed the issues again. One car is parking long term in the street, removal needs to be enforced.

## Landscaping/ Pest control

It was determined that most rental homes' landscaping is in bad shape. One homeowner did not respond to complaints by Board, the association hired a landscaper who took care of the front yard, paid for the service and passed on the fees to the homeowner. Homeowner complaint about fees (325\$). Nancy will suggest quarterly payments to the HO by letter.

Hefty discussions arose about our current landscaper Hugh Smith Enterprises. Most members seem happy with his work, some had bad experience (broken sprinklers, incorrectly trimmed trees on common and private property, invasion of privacy) - often occurred due to lack of communication or assignment for other than gardening. Luis suggests to approach Hugh and have him replace tree. Nancy suggests to find and hire a tree specialist not a gardner to trim communities' trees.

## White Fly problems & hedges

Preventative treatments are done on a regular basis. Carolyn Robertson (805) says that she and her neighbor (785) would like to remove the ficus hedges on their property (replace with wall or fence) at their own cost due to lack of privacy, noise from the street and re-occurring white fly problems. In general the board is in favor, board members state that the neighborhood would look "uneven" from the outside. Costs will include a required permit by the city and insurance coverage needs to be checked. Nancy suggests to double-check with the association's attorney. All in favor. Carolyn will look into pricing/quotes and other options which all will need approval by the Board.

## **2. New Business**

### Roof cleaning

Luis suggested that if HO's want to have their roof cleaned, Mark Livingston does a great job and can probably give a discount if several HO's are interested.

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## **F. Election of a Board of Directors for the term Sept, 2012 thru Sept, 2013**

Luis steps down as the President. Suggested as board member are:

Luis Rimoli, Carolyn Robertson, Bill Harris, Katja Rauhe, Nancy Vaniman, Ellen Gilmore and Steve Paoletta. All agreed and accepted.

The new elected board voted and agreed on the officers and the newly founded architectural committee which will be in charge of landscaping, hedges, walls, fences.

### **New officers 2012/2013:**

Bill Harris (902) - President

Carolyn Robertson (805) - Vice President

Katja Rauhe (900) - Secretary

Nancy Vaniman (880) - Treasurer

Ellen Gilmore (860) - Architectural committee

Luis Rimoli (902) - Architectural committee

Steven Paoletta (701) - Architectural committee

## **G. Adjournment**

Meeting was adjourned at 7:51 pm