

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



**2013 ANNUAL MEETING MINUTES
NATURE'S COVE HOME OWNER'S ASSOCIATION
PO BOX 1639
DANIA BEACH, FL 33004
www.naturescoveroad.com**

Date Thursday, October 23, 2013
Time 7:00 pm
Where Between 880 and 900 Nature's Cove Road, Dania Beach, FL 33004
Event 2013 Annual Home Owner's Association Meeting

A. Call to order

The meeting was called to order at 7:05pm by the President Bill Harris.

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 the meeting and proxy. 14 homeowners were present, including 4 proxies that have been sent in:

Present: 880, 900, 805, 902, 713, 717, 780, 820, 760, 745

Proxies: 904, 906, 701, 740

3 homes (not present) would be not eligible to vote due to incomplete payment of association fees.

It had been determined, that together with the proxies we did have a quorum and enough HO's present to hold an Annual Meeting (at least 1/3 has to be present).

Meeting Minutes from Annual Meeting October, 2012.

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

C., D. Officer's Reports

1. President's Report - Bill Harris

Bill reads 2 additional agenda items.

Fence replacement (see below at "Old Business") and new landscaping (see below at "New Business")

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The special assessment, which was voted on Sept.25 for the fence replacement, has been paid by about half of the HO's which is great and will cover the downpayment for the contractor.

2.1. Balance

The Association's year-end bank balance was \$2,839.

2.2. Budget 2013/ 2014

The budget for the new year was passed at the Board Meeting on Aug 29, 2013.

Budgeted amount: \$27,213 (\$878 per home, per year)

The special assessment for the fence replacement was passed at the Board Meeting on Sep 25, 2013.

Special assessment: \$5,642 (\$182 per home, 1x)

2. Secretary's Report - Katja Rauhe

Annual Meeting-invitations and proxies have been mailed on time.

4. Vice President's Report - Carolyn Robertson

Nothing to report

5. Architectural Committee Report - Steve Paoletta

Not present.

E. Other Business

1. Old Business

Ficus hedge removal & fence replacement along SE 5th Avenue

Nancy and Bill explain the status on the ficus removal and fence replacement. The main issue which most likely will cause a delay is the permit. The city rejected the 1.permit we sent and now requires a permit for each individual home along SE 5th avenue that would be effected by the improvements. Several permits will be very expensive and are not part of the budget. Nancy asks Luis Rimoli and Bill Harris (who both are involved with the city of Dania Beach) for their help, so the city understands that the improvements for our neighborhood will be on common property and that the association will be the one filing the permit, not individual people.

Nancy explains that effected homes can decide up to the day the old fence comes out to have their own installed fence removed at no extra cost.

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Chestine asks if it would be an option to install a concrete wall all along the neighborhood. Bill, Nancy and Ed state that the HOA tried that several times in the past and that the costs would be so high (appr. \$100,000) that no contractor would even issue a quote.

2. New Business

Landscaping / New Contractor

Ed starts to express how bad the landscaping looks since a few months and everyone pretty much agrees. Everyone present who lives at Nature's Cove for several years stated that's it never looked that bad and that the property loses value.

Ed starts explaining that one reason is that everyone home uses a different landscaper and cuts the grass individually, with or without weeding and not at the same time which give the neighborhood a "patchwork look". On top of that some homes have no landscaping at all in their yards.

Since everyone agrees that we all want to improve our neighborhood, especially with positive changes in Dania (improved Jai-Alai, new shopping & dining areas in Dania and at the beach), it came up as a solution to have a landscaping specialist that takes care of the entire neighborhood, not just common areas. Homeowners also complained here and there about our current landscapers' prices and quality.

Nancy presented 3 new quotes from a competitor that had recently worked on 2 houses in the neighborhood

- Common grass areas only: \$9,000 / year (\$325 per cut, 30 cuts/ year)
- Common grass areas and all front yards: app. 600\$ for Homeowner/ year
- Common grass areas and all front and back yards (incl.weeding, cutting hedges and trees): app. 900\$ for Homeowner/ year

An intense discussion starts between everyone present. Should we hire a company or let individual HO take care of their yards? Some HO like to maintain their own front and back yard, some HO don't have a backyards (all paved). Some HO suggest to pick individual houses that are in the worst condition and approach those homes only. Nancy and Carolyn suggest to start with the common areas and just the grass cutting first. Charlotte Towne (705) introduces herself and suggests to fine the HO's who's yard is in bad condition. Nancy states that fining is very complicated and that we rather give people a 15 day notice to maintain their yard. If that's being ignored the HOA hires someone and bills/ put a lien on the HO. We've done that several times in the past but HO's still do not care. They pay but a few months later the yards are again not maintained.

Nancy reads the Bylaws. Chestine stats that the HOA will leave no room for creativity and gardening if all yards should look "the same". She says that some bigger plants are there for wind protection. Luis says that he got robbed a few years ago and that big bushes allowed that person to hide (safety issue).

Conclusion: Separate Board meeting to come up with a detailed plan.

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Nancy makes a motion to discontinue with Hugh Smith Enterprises (current landscaper) and hire the new company to hire them just for the common grass area to start with. CJ seconds. Bill starts a discussion that we must give Hugh a 30 day notice to either improve his work or to match the cheaper offer. Motion denied. Ed says that we must be careful and need to be sure who we hire. Carolyn suggests to collect more bids for common area. Ed will get another quote for that from a company he worked with before.

F. Election of a Board of Directors for the term Oct, 2013 thru Oct, 2014

Bill makes a motion to vote at least 5 people on the board. Carolyn seconds. All in favor.

Suggested and volunteering Board members are:

Carolyn Robertson, Bill Harris, Katja Rauhe, Nancy Vaniman, Charlotte Towne-Pircalabu, Ed Grayson and Claudio Soloaga. All agreed and accepted.

The new elected board voted and agreed on the officers and the Architectural Committee, which will be in charge of landscaping, hedges, walls, fences.

New officers 2013/2014:

Carolyn Robertson (805) - President

Bill Harris (902) - Vice President

Nancy Vaniman (880) - Treasurer

Katja Rauhe (900) - Secretary

Ed Grayson (713) - Board member and head of Architectural Committee

Charlotte Towne-Pircalabu (717) - Board member

Claudio Soloaga (780) - Board member

Architectural Committee: Ed Grayson, Carolyn Robertson, Luis Rimoli, Charlotte Towne-Pircalabu.

G. Adjournment

Meeting was adjourned at 8:10 pm. Justine seconds. All in favor.