

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



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

Date Wednesday, May 21, 2014
Time 6:00 pm
Where Street
Event Home Owner's Association Board Meeting

A. Call to order

The meeting was called to order at 6:08pm.

B. Determination of the presence of a quorum

All board member were present (Ed Grayson, Nancy Vaniman, Carolyn Robertson, Katja Rauhe, Bill Harris, Charlotte Towne-Pircalabu, Claudio Soloaga). One additional homeowner was present.

Meeting Minutes from previous meeting (Jan, 31, 2014)

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

C. Officer's Reports

1. President's Report - Carolyn Robertson

Not on agenda

2. Treasurer's Report - Nancy Vaniman

Not on agenda

3. Secretary's Report - Katja Rauhe

Not on agenda

4. Architectural Committee Report - Ed Grayson

Not on agenda

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D. Old Business/New Business

Landscaping / New Contractor

Nancy reports that she met with Hugh and discussed our landscaping situation again. Several other neighbors recently spoke to Hugh Smith Enterprises and everyone agreed, that the landscaping is in bad shape (no weeds have been pulled, dead plants, ugly entrance islands,..)

Hugh himself stated that the neighborhood doesn't look good, he wants more money to make improvements and stated that he has problems in our neighborhood with several HO's. The board found out that he seems to just drop off his workers and picks them up without proper directions or their work being checked. They just cut the grass and leave = no treatment.

Katja says that it's in everyone's interest to switch landscaping companies (which we discussed before), also because Hugh isn't happy with us/the work/the neighborhood either. Nancy requested him to re-bid which he has ignored so far.

Ed suggests that we should cut the lawns on individual properties at the same time which brings back the discussion about having all lawn care done through the association.

All meeting members walk the property and inspect the wall on the preserve side as well as the front wall, fences, all common properties throughout the neighborhood.

The board determines:

- *The wall on the preserve side (East and South)* needs work as soon as possible, Carolyn states that the current state will create a problem during hurricane season. No maintenance has been done back there since the last hurricane (2005?). Trees and bushes grow out of the stone wall which is damaging the wall. Trees overgrowing from the preserve into the neighborhood. Some of the grass areas don't grow grass anymore - partially because the HOA's landscaper didn't treat the lawns nor cut bushes. People/landscapers throw their debris into the preserve which is actually subject to fines.
 - Carolyn suggests to get quotes for tree trimming before Hurricane season
 - Ed notes that only a certified landscaper is allowed to cut back mangroves, the state requires a permit and special license
 - Board discusses to either to apply for special assessment for extra budget now or adds those costs when the new budget is due for the new business year (October 2014-2015)
 - Ed and Charlotte agree to meet with Hugh to review in detail his existing contract with him, walk the property with him and clearly state the lack of his work/results. Give him a last chance.

- *The outside wall, fence and entrances (West)* need work soon as well. Currently the wall needs to be painted and re-stuccoed (the top part of the concrete wall is deteriorating and started crumbling, moisture gets in, destroys the wall). Entrance areas are full of dead plants and bushes.

- *Street Lights* - 2 street lights are not working. Billed called FPL, Ed encourages everyone report via call/email to FPL so they can be repaired asap.

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Decisions:

- We keep Hugh Smith Enterprises until the new budget will be determined and voted on (Sep/Oct 2014) after he has been talked to and only, if he enhances his current performance for no extra charge.

- Board will now get new quotes for
 - General landscaping including palm trees (common property)
 - Walls, trees, mangroves on the East side (Preserve)
 - Front yard grass cutting options
 - Wall repairs outside

E. Adjournment

Carolyn moves to adjourn the meeting, Bill seconds. All in favor. Meeting was adjourned at 6:50 pm.