

**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, Aug 27, 2014
Time 7:15 pm
Where 902 NCR
Event Home Owner's Association Board Meeting

A. Call to order

The meeting was called to order at 7:22pm.

B. Determination of the presence of a quorum

All except 1 board member were present (Ed Grayson, Nancy Vaniman, Carolyn Robertson, Katja Rauhe, Bill Harris, Charlotte Towne-Pircalabu). Two additional homeowners were present.

Meeting Minutes from previous meeting (May, 2014)

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

C. Officer's Reports

1. President's Report - Carolyn Robertson

Nothing to report

2. Treasurer's Report - Nancy Vaniman

Nancy reports that most people are paying on time and only 2 homes are delinquent (800 and 701). Letters have been mailed, will be mailed again including late fees.

New Budget 2014/2015

Nancy introduces the new budget including most of the much needed repairs and improvements that have been decided on during the last Board meeting.

NATURE'S COVE HOME OWNER'S ASSOCIATION

Naturally, the budget has increased due to the much needed repairs (new signs, wall repairs, sealing & painting outside wall, individual lawn services included in the dues).

The Board discusses the priorities, details and makes small changes.

Also the mutual decision has been made that fixing the preserve-side wall of the neighborhood needs to be postponed to next year's budget due to finances. This will give the Board time to organize needed permits, find licensed staff and determine, how far into the preserve we are allowed to maintain trees and bushes that grow into backyards. Also an inspection of the wall needs to be done to avoid further damage in the future, which can be substantial and happened in the past.

The Board checks the HOA laws regarding the budget increase and determines that we are within allowed limits.

The new finalized budget 2014/2015 will be mailed and emailed to all homeowners at least 14 days before the Annual Meeting.

Also the Board decides to stick with quarterly payments of the dues.

3. Secretary's Report - Katja Rauhe

Nothing to report

4. Architectural Committee Report - Ed Grayson

Not on agenda/ sign & wall repairs above

D. Old Business/New Business

Landscaping

After meeting with Hugh, walking with him through the neighborhood and discussing changes, the Board noted, that the neighborhood has improved since last meeting (May). Also it's summer, therefore only limited upgrades are possible. We will keep Smith Enterprises as landscaper.

ANNUAL MEETING 2014

The Board decided that the Annual Meeting will take place on September 29, 2014 at 6:45pm at Frost Park Community Center in Dania Beach. Invitations and proxy's will be mailed.

E. Adjournment

Carolyn moves to adjourn the meeting, Nancy seconds. All in favor. Meeting was adjourned at 8:15 pm.