

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



**2014 ANNUAL MEETING MINUTES
NATURE'S COVE HOME OWNER'S ASSOCIATION
PO BOX 1639
DANIA BEACH, FL 33004
www.naturescoveroad.com**

Date Monday, September 29, 2014
Time 6:30 pm
Where 805 Nature's Cove Road, Dania Beach, FL 33004
Event 2014 Annual Home Owner's Association Meeting

A. Call to order

The meeting was called to order at 6:40pm by the President Carolyn Robertson.

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

A notice was mailed to all homeowners 2.5 weeks prior to the meeting regarding the meeting and proxy.

14 homeowners were present (10 homes), including 2 proxies that have been sent in:

Present: 880, 900, 805, 902, 713, 840, 760, 904, 705, 717

Proxies: 885, 906

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

Meeting Minutes from Annual Meeting October, 2013.

Katja reads the previous Annual Meeting Minutes.

C., D. Officer's Reports

1. President's Report - Carolyn Robertson

While reading the minutes the Secretary and President review and explain the agenda items that have been accomplished throughout the last business year.

2. Treasurer's Report - Nancy Vaniman

2.1. Balance

The Association's year-end bank balance was \$1388.95.

NATURE'S COVE HOME OWNER'S ASSOCIATION

2.2. Budget 2014/ 2015

Nancy explains the new updated budget (lower amount than mailed out) and discussions start regarding multiple budget items.

One budget item (2013 sign replacement) had been postponed and the money was used for the fence instead.

One homeowner notes that she would like to vote against the cutting of individual front yards and voiced her concerns. A general discussion starts about that item and the HOA's involvement. The majority agrees that having all front lawns cut by 1 contractor at the same time will improve community appearance and create a unique look of the neighborhood.

Ed shares that Bill's city connections have confirmed, that our area will raise in value as Dania Beach will improve in the next few years (new hotels, stores, casino..)

Ed makes a motion to approve the new budget, Charlotte seconds.

Yes: 11 votes

No: 1 vote

The adjusted budget for the new year was passed at the Annual Meeting on Sep. 29, 2014.

Budgeted amount:

\$47,757 (\$1,541 per home, per year).

2. Secretary's Report - Katja Rauhe

Reading of previous Annual Meeting Minutes. No news.

4. Vice President's Report - Bill Harris

Nothing new to report.

5. Architectural Committee Report - Ed Grayson

General discussion about current and new landscaping.

E. Other Business

1. Old Business

Landscaping

After the budget had been passed, the board estimated the cutting of all front yards will start on Nov. 1st.

2. New Business

New license required by Broward County

HOA received a letter that the county requires the HOA to obtain a 5-year license for the Surface Water Maintenance System. The costs for that are 1,500\$. Nancy received the bill and suggests to pay for that license now using some of the old balance and take the rest from the misc. Maintenance budget item.

NATURE'S COVE HOME OWNER'S ASSOCIATION

Other new business items were brought up which will be addressed at the next Board Meeting in 2 weeks:

- One homeowner notes that Brazilian peppers grow in our preserve and into our backyards. He explains that those are illegal in FL and need to be removed. He offered his assistance for future treatments.
- Roof cleaning needs to be followed up with, some roofs are very moldy.
- Carolyn suggests to write letters to owners of cars that constantly park on the road and block the street.
- Nancy: some front yards need new sod and be maintained, suggests to send letters again.

F. Election of a Board of Directors for the term Oct, 2014 thru Oct, 2015

The Board reviews the amount of Board Members required (between 3 and 9).

Suggested and volunteering Board members are:

Bill Harris, Katja Rauhe, Nancy Vaniman, Charlotte Towne-Pircalabu, Ed Grayson and Bill Harris. Carolyn Robertson resigns as President and Board Member and suggests Quin Robertson. All agreed and accepted.

G. Adjournment

The Annual Meeting was adjourned at 7:26.

Board Meeting of the new members was called to order at 7:26pm on Sept. 29, 2014

The new elected board voted and agreed on the Officer positions and the Architectural Committee.

New officers 2014/2015:

Charlotte Towne-Pircalabu (717) - President

Quin Robertson (805) - Vice President

Nancy Vaniman (880) - Treasurer

Katja Rauhe (900) - Secretary

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

Bill Harris (902) - Board member

Architectural Committee: Ed Grayson, Carolyn Robertson, Luis Rimoli

The new Board will meet on October 13, 2014 to follow up on the new business items.

Katja makes a motion to adjourn the meeting. Charlotte seconds. All in favor.

The Board Meeting was adjourned at 7:39 pm. seconds. All in favor.