

# Nature's Cove Homeowner Association

**MEETING MINUTES**  
**NATURE'S COVE HOME OWNER'S ASSOCIATION**  
**PO BOX 1639**  
**DANIA BEACH, FL 33004**  
[www.naturescoveroad.com](http://www.naturescoveroad.com)

**Date** Sunday, January 11, 2015  
**Time** 7:00 pm  
**Where** 717 NCR  
**Event** Home Owner's Association Board Meeting  
**Agenda** Landscaping issues

## **Participants Board**

Nancy Vaniman, Charlotte Towne-Pircalabu, William Robertson, Ed Grayson, Katja Rauhe, Carolyn Robertson (Architectural Committee)

## **Homeowners**

Steve Janzan, Harry Bruner, Sascha Rauhe

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Call to order at: 7:07pm

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

Charlotte welcomes everyone attending and reads the topics that need to be discussed:

1. Bylaws
2. Landscaper's insurance

## **Bylaws/ Legal issues regarding landscaping**

Nancy met with the Association's lawyer and reviewed the records with him. We have determined that the bylaws do not clearly authorize the Association's landscaper to maintain personal property and that an amendment of the bylaws is necessary. Also a letter from a previous lawyer exists regarding this issue but the legal terms are not 100% clear.

Changing the bylaws requires a minimum of 75% (23) of homeowners to vote for the amendment. The lawyer suggested to stop mowing individual lawns immediately and start the amendment procedure.

Katja asks how to address individual HO's concerns who don't agree with the decision.

Carolyn suggests to review the previous legal steps/previous letter with our current lawyer.

Charlotte: will follow up with Hugh regarding status.

Ed says we need to check paperwork and insurance coverage of Hugh's sub-contractors.

The Board members, the Architectural Committee and the attending Homeowners discuss the possibilities and options.

## **Decision:**

- The board will draft an authorization letter to all homeowners regarding continued cutting and trimming of lawns until the bylaws are amended.
- Charlotte will contact the Association's lawyer to get a quote for bylaw amendment

## Nature's Cove Homeowner Association

### **Landscaping insurance**

It is unclear if our landscaper has sufficient insurance coverage/paperwork (Worker's Compensation and Liability).

Charlotte presents the landscapers current insurance coversheet but the detailed coverage remains unclear. Charlotte will get back to him regarding renewal/update ASAP.

In the long run it's the Associations goal to hire a landscaping company that provides everything and will maintain the entire property, including trees, flowerbeds, grass cutting, weeding & fertilization.

Nancy reviewed the Association's insurance which covers the common areas only but is still waiting to hear back regarding details.

### **Adjournment**

Katja makes a motion to adjourn the meeting at 8:00pm. Nancy seconds. All in favor.

Meeting adjourned at 8:00pm