

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



**BOARD MEETING MINUTES  
NATURE'S COVE HOME OWNER'S ASSOCIATION**

**Date** Monday, December 13, 2010  
**Time** 6:45 PM  
**Where** 902 Nature's Cove Road  
**Event** HO's Association Board Meeting

**Agenda**

- 1. Call to Order**
- 2. Roll call of members present**
- 3. Reading of last meeting's minutes**
- 4. Officer's Reports**
- 5. Committee Reports**
- 6. Old business**
- 7. New business**
- 8. Announcements**
- 9. Adjournment**

**1.** The meeting was called to order at 6.45pm by president Luis Rimoli

**2. Attendees:**

Luis Rimoli - President

Bill Harris - Vice President

Nancy Vaniman - Treasurer

Katja Rauhe - Secretary

Ed Grayson - neighbor and property management professional

**3.** Bill moves to waive reading the meeting minutes from last meeting

Nancy seconds  
All in favor

#### **4. Officer's Reports**

Treasurer's report (Nancy):

Current bank account balance: 7,564.88\$

All homeowners have paid the association fees up to date.

Financials Landscaping:

The board finally settled with Juniper Landscaping who overcharged/ added more plants than agreed on. Nancy met with them and went through details - neighborhood ended up paying an additional 1,800\$ which also includes North entrance landscaping and the repair of the sprinkler system.

The final invoice from Juniper Landscape was \$1,792.50. This included the irrigation repair and the additional landscaping at the front entrance.

Total landscape cost was \$14,198.

#### **5. Committee Reports**

none reporting

#### **6. Old Business**

Seal Coating the road will be rescheduled for January 2011

Current proposed date: Jan 18./19. because several people approached board to NOT do it during the holidays. Father & Son are set to get started but waiting for scheduling.

Note: If decision on gate will be in favor the seal coating will be postponed because the road will be partly damaged during installation.

## 7. New Business

### Gating the community

Paladin Gate Services (Mark) proposal:

- Gates (incl. installation): \$19,350.00
- Cameras: \$7,235.00
- Openers: \$1,500.00
- Receivers: \$495.00

=====

\$ 28,580.00

+ electrical, pads, pavers, permits

More information and scale drawings are needed.

2 weeks ago Bill met with Dania Beach City Services regarding the lights and the gate. He remains in constant contact with the city also to figure out if the neighborhood would even get a permit for a gate that we can proceed.

Arguments: reduce safety & crime

Nancy suggested as an option to only install cameras for now and leave gate option open. Camera-only options are being considered as an option.

Board will order a site-plan (drawing) from survey company after we got permit to do the gate. Will order new survey to see common property details.

Nancy suggested, Bill second, all in favor

If we do a gate South side must have the entrance (swinging gate), North side the exit (rolling gate).

### Landscaping bids

New bid from Hugh Smith Enterprise LLC:

1,100\$/ month; includes trimming, fertilizing palm trees (2x year)

Board will approach him to confirm his business license, insurance and to confirm that he has the capability and equipment to fulfill the contract.

Agreed; all in favor

Current landscaping costs (Alvarez):

1,080\$/ year Pest control

+1,100\$/ year fertilizing and trimming palm trees

+9,000\$/ year landscaping (29 cuts)

Nancy makes motion:

If Hugh proves he has license, insurance and equipment board will offer him a 12-month contract (with 30day cancellation clause)

Agreed; all in favor

### Other topics

Nancy moves:

To contact Mark Livingston to paint South retaining wall between Nature's Cove and Island Club due to requests from homeowners.

Katja suggests:

Trashcans out in the morning instead of night before due to severe raccoon problems

A Friendly reminder will be sent out regarding not picked-up dog waste in the neighborhood

NOTE:

Please send all questions, concerns to Nature's Cove website and refrain from contacting individual board members.

Website has a blog now for homeowners to leave comments

[www.naturescoveroad.com](http://www.naturescoveroad.com)

login: natures.cove

Password: Wunderbar

## 8. Announcements

none

## 9. Adjournment

Luis moves to adjourn the meeting at 7:58 pm

Bill seconds

Meeting adjourned at 7:58pm