

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



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

Date Thursday, January 19, 2012
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. Special Orders - important business previously designated for consideration at this meeting**
- 7. Old business**
- 8. New business**
- 9. Adjournment**

1. The meeting was called to order at 7.52pm by president Luis Rimoli

2. **Attendees:**

Luis Rimoli - President
Bill Harris - Vice President
Nancy Vaniman - Treasurer
Katja Rauhe - Secretary

3. Nancy moves to waive reading the meeting minutes from last meeting

Bill seconds

All in favor

4. Officer's Reports

Treasurer's Report (Nancy):

Good news: All homeowners, except 780 NCR, have paid the association fees up to date.

Bad news: 780 NCR is delinquent for last two quarters (4th qu. due July '11 and 1st qu. Oct '11). Association will send a certified letter, if no payment lien will be put on house.

Vice President's Report (Bill):

Nothing to report

President's Report (Luis):

Report refers to old business

Secretary's Report (Katja):

Florida Annual Report has been filed on time with the state and fees have been paid.

5. Committee Reports

None reporting

6. Special Orders

Currently no special orders

7. Old Business

1. Lawn Care Service

NCHO Association is satisfied with Hugh Smith's job as landscaper.

2. Parking

Still a big issue.

Nancy: EMS (firetruck) had trouble entering the neighborhood on 12/31 due to cars parked in the street (Glenn Germaine took pictures)

Katja: had problems backing out of driveway due to cars parked on street (same problems has been reported from other HO's)

Luis recommended to call in a general Home Owners Meeting to discuss and enforce existing non-street-parking policy. All in favor.

Nancy suggests to install mirrors on both entrances of neighborhood to overlook sidewalk for pedestrians and cyclists. All agree.

3. Mulching of common area

Looks good, satisfied with Hugh.

4. Fertilizer contract

Invoice from March 2011 still not paid due to over-fertilizing lawn; also no comment from company so we'll leave it as is. More recent services have been paid for on time.

5. Security Cameras/ Gate discussion

Association wants to move on with camera installation due to more frequent violation on cars within the neighborhood. Will collect new quotes/ review old quotes from 2011. Bill will contact FPL and security companies.

8. New Business

1. White Fly spraying

The last treatment was 8 months ago. Surrounding neighborhoods (e.g. Sheridan Ocean Club) have serious White Fly problems and hedges are even "leafless" in some areas. NCR has best hedges in the area - White Flies are generally a big problem in SoFL. Luis suggests to remove ficus completely but denied because will be too expensive to plant appropriate substitutes.

Bill suggests to continue preventative treatments (2x year) and will get quote for that.

2. Citation letters

845 - yard, Nancy will send a note

825 - letter for yard, if in 15 days no change/response Hugh Smith will cut lawn and 825 will be billed from Association - Katja

780 - letter about yard, late payments of dues and permanent parking of commercial vehicle (not allowed within neighborhood) - Katja

714 - dead grass + oil stains in driveway; Bill will take pictures, Katja will email owner

3. Street parking

Has been addressed in "old business"

4. Any annuals need replacing? Landscape updates?

Hugh Smith just planted new annuals, Association is satisfied with outcome.

5. Solar Lights at entrances

Bill said that city of Dania Beach will install solar lights around city; has been discussed this week at city commission's meeting. Bill will buy 2 lights at Home Depot to test how they work/what they look like. If they make sense association will buy them for neighborhood, if not will be returned (Home Depot).

6. Discussion/ Comments

none

9. Adjournment

Bill moves to adjourn the meeting at 7:45 pm

Nancy seconds. All in favor.

Meeting adjourned at 7:45pm

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