

**NATURE'S COVE
HOMEOWNER'S
ASSOCIATION**



**BOARD MEETING MINUTES
NATURE'S COVE HOMEOWNER'S ASSOCIATION**

Date Wednesday, Jan 23, 2013
Time 7:30 PM
Where 805 Nature's Cove Road
Event HO's Association Board Meeting

Agenda

- 1. Call to Order**
- 2. Reading of last meeting's minutes**
- 3. Officer's Reports**
- 4. Committee Reports**
- 5. Old business**
- 6. New business**
- 7. Adjournment**

1. The meeting was called to order at 7.35pm by president Bill Harris

2. Attendees:

Bill Harris - President
Carolyn Robertson - Vice President
Nancy Vaniman - Treasurer
Katja Rauhe - Secretary
Ellen Gilmore - Architectural committee
Steven Paoletta (701) - Architectural committee

Homeowners: Adam Demu, Quin Robertson, Ed Grayson

3. Katja moves to waive reading the meeting minutes from last meeting
Nancy seconds. All in favor

4. Officer's Reports

Treasurer's Report (Nancy):

Bank balance: 3,966\$ (not including deposits made after Jan 23).

All invoices have been paid on time and all dues have been collected on time. Nobody is delinquent, all extra payments have been made to the board (landscape clean-up through the HOA payable by owners).

Citizen insurance company cancelled our wind coverage (only covered outside wall); Insurance company doesn't cover walls anymore. HOA still has hazard insurance policy in place, therefore no extra coverage for wall needed.

President's Report (Bill):

Nothing to report, new business (below)

Secretary's Report (Katja):

Nothing to report

5. Committee Reports

Nothing; new business (below)

6. Old Business

Landscaping upgrades

- Cut-down tree came back on common property between 900 and 910.
- Bill sent out proposal from Hugh to plant new flowers; Board: not worth pending the money
- Nancy: currently lots of weeds in flower beds
- Ed notes: we need a few new flowers in beds
- Board agrees: North end needs update/new flowers, currently does not look great

Other

- Pavers need to be cleaned and sealed
- Speeding in neighborhood got better
- DVR/Cameras: need power access first from FPL

7. New Business

1. Palm trees along SE5th

City removed 6 Royal Palm trees out (after one crashed into electricity line after storm)
Bill suggests: request/ask FPL to bury electricity line in exchange of funds for new palm trees. Board agrees. Another benefit would be more/better power-access to community for possible camera and light installation.

2. Sod

Bill suggests adding sod to common property, board decided to treat weed instead

3. Mailboxes

Resident requested new mailboxes. The HOA owns one extra and will provide it to the homeowner.

4. Outside wall & pavers

We need to repair and repaint outside wall along SE 5th Avenue. All agree. Pavers: Nancy will look back in the books to check how often maintenance was performed and will come up with a regular plan. Also discussion about roof-pressure washing, few members will try to get a “deal” if several houses do it together (Owner’s expenses). Ed suggests should be done every 5-7 years.

5. WhiteFly

Adam notes: ficus is dying/thinning along his property (785 and 805). Nancy states there are no visible White Fly since since previous inspection. Carolyn had a professional landscaper look at the hedges who stated hedges will get worse even with White Fly treatment. Carolyn says she will add plants inside the hedge to block view from street (will probably make hedges worse).

Nancy suggests to remove all ficus (as it’s dying everywhere in our area) and extend a wall. Discussion. All agree to examine further. Nancy moves to contact contractors and collect proposals of different design/options/price ranges for one wall outside all houses along SE5th; remove fences and hedges. Nancy amends motion, Carolyn seconds, all in favor. Nancy suggests to ask the city of Dania Beach for a grant.

6. Raccoon issue

Lots of dying raccoons come to properties. Animal control was called 3 times in January alone. Board suspects residents are feeding wild animals elevating the problem. Nancy notes that there's distemper going around and that's the cause.

6. Street Lights

Several people note that lights go on/off at night. (740, 902). Ed agrees to take care of the issue.

8. Common Property (910)

No access because foliage has overgrown. Nancy suggests to hire Hugh to cut and HOA will discuss with homeowner before foliage is trimmed.

9. Adjournment

Bill moves to adjourn the meeting at 8:30 pm

Nancy seconds. All in favor.

Meeting adjourned at 8:31pm

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