

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



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

Date Thursday, June 30, 2011
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 - white flies**
- 7. Special Orders - important business previously designated for consideration at this meeting**
- 8. New business**
 - * Palm tree trimming - Quote from Hugh Smith**
 - * Sprinkler System Upgrades - Quote from Hugh Smith**
 - * Sod issues at common area near the South Entrance near the fire hydrant and the No-parking sign. May have been too much fertilizer from Luke's landscaping (has occurred before)**
 - * Landscape violations & other tenant issues:**
 - # 860 Hugh is contracted for upgrades**
 - # 840 Auto work in driveway - violation**
 - # Malinowski Tenant: Auto work in driveway - violation - and dead grass to the right of driveway - new sod needed**
 - # 717 - new sod needed in front of yard**
 - # 709 - re-sod front yard, it's mostly weeds**
 - # 705 - re-sod front yard, is now all weeds**
 - # 701 - seeking board approval for installation of new impact glass windows, will provide specs for approval**
- 9. Announcements**
- 10. Adjournment**

1. The meeting was called to order at 6.55pm by president Luis Rimoli

2. Attendees:

Luis Rimoli - President

Bill Harris - Vice President

Nancy Vaniman - Treasurer

Katja Rauhe - Secretary

Pat Baca - owner and neighbor

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):

All owners paid dues on time for the first time since many years - great news

New budget needs to be determined; to be included into calculation:

electricity (entrance areas), lights at both entrances, camera installation, rocks on common property instead of mulch

Secretary's Report waived bcz nothing to report (Katja)

Architectural Report (Nancy):

Nancy reports that all previous landscaping issues have been addressed and taken care of (Houses 860, 709, 705)

Bill noted 717 needs upgrade (suggests to contact owner)

5. Committee Reports

none reporting

6. Special Orders

none reporting/ see under 8. New Business

7. Old Business

- Whitefly issues: No complaints have been made to Board...hedge will grow back within 6-8months.

General discussion about White Fly issue: Luis said that he spoke to several landscaping companies and all have said that the Ficus (our current hedge which was installed when building the neighborhood) is not a typical hedge-plant and not native in Florida. Therefore the neighborhood will always have problems. Right now we have to live with it; in case hedges will be destroyed (e.g.hurricane) the current board would vote for planting “real” hedges.

- Gate update: Board reviewed previous process and proposed costs of possible installation of gate. First step would be to get electricity installed, next step lights and cameras - will be included in next years' budget calculation.

8. New Business

* Landscaping issues on private properties:

see architectural report above (Nancy reports that all previous landscaping issues have been addressed and taken care of (Houses 860, 709, 705)

Bill noted 717 needs upgrade (will contact owner)

* Landscaping issues on common areas:

Hugh Smith noted, that grass is dying in some areas (met with Luis). Board noticed that grass died right after it had been treated by Pest Control company (Luke's Sawgrass). Nancy thinks that Pest Control treatment killed the grass and suggested to wait till September to see, if it's growing back (also hold payments till then). If still an issue in 3 months Board will approach Luke, show problem and replace with sod + get new quote for Pest Control.

Hugh Smith approached board reg. sprinkler systems (common areas and individual). He is concerned about it working properly and that some neighbors don't use theirs enough. Nancy notes that system had been checked by special company (said it's working ok). = no action will be taken

* Palm Tree Trimming

Board will get bids. Need to be sure that companies are licensed to trim trees = otherwise fines by city of Dania Beach.

* Removal of black marks in entrance area

Nancy moves that Board won't spend more than \$500 to remove stains. Luis seconds, all in favor.

* High impact glass at 701 (Paoletta) will be installed.

City requires approval by HOA

Nancy makes motion that 701 will be allowed to install high impact glass windows according to Miami Dade standards - Bill seconds. All in favor

Also 701 seeks approval for high impact glass doors. Board reviewed proposed options. Nancy makes motion that 701 will be allowed to install high impact glass door according to Miami Dade standards - Bill seconds. All in favor

* working on motorized vehicles within the neighborhood

Two cats died within 2 weeks in the neighborhood (even indoor cat). Cats had unusually high amount Antifreeze in their blood (found in coolant of motorized vehicles). Nancy suspects that cats have been poisoned on purpose, Katja and Pat think it was an accident bcz the chemicals are around/ maybe have been left outside somewhere in the neighborhood. Nancy notes that even a small amount is very hazardous to pets and children.

Board agreed on enforcing current laws (no work on motorized vehicles anywhere - it is illegal) and will send/mail a note to homeowners to remind everyone of these laws.

8. Announcements

Bill:

City of Dania Beach will proceed with traffic calming issue. Waiting on decision re: Stop-signs and/or speed bumps.

All updates can be found at city's website <http://www.ci.dania-beach.fl.us/index.aspx?nid=1085>

96% of Dania Beach's Residents' (who voted) voted **FOR** traffic calming measures along SE 5th avenue.

9. Adjournment

Luis moves to adjourn the meeting at 7:55 pm

Katja seconds

Meeting adjourned at 7:55pm