

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



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

**Date** Wednesday, Sep 25, 2013  
**Time** 6:30 PM  
**Where** 805 Nature's Cove Road  
**Event** HO's Association Board Meeting - Special Assessment

**Agenda**

- 1. Call to Order**
- 2. Special assessment introduction and vote**
- 3. Other Notes**
- 4. Adjournment**

**Attendees:**

Carolyn Robertson - Vice President  
Nancy Vaniman - Treasurer  
Katja Rauhe - Secretary  
Steven Paoletta - Architectural committee

Homeowners: Ed Grayson, Sandy Grayson

**1. Call to Order**

The meeting was called to order at 6.35pm by vice-president Carolyn Robertson

**2. Special Assessment**

Carolyn notes that the only action item is the special assessment vote for the budget of the new hedge solution along SE 5th Avenue.

Nancy reads the details of the total passed budgeted item for ficus hedge removal (\$5,400) and also mentions, that the HOA spent around \$30,000 on maintaining the ficus hedge during the last 15 years.

Carolyn got quotes for several options for white PVC fence along SE 5th avenue. Steve drew a few options of what fence might look like. The board together with homeowners had several discussions and meetings over the past weeks to figure out the optimal solution for effected homeowners, the neighborhood and the association budget.

The board came up with this new budget proposal:

Removal ficus hedge: \$2,400  
Removal white aluminum fence: \$1,056  
Permit: \$350  
New PVC Fence: \$7,524  
Total: \$11,030

Budgeted amount: \$5,400  
Need additional: \$5,630

This will be an additional \$182 per home.

The quote includes a 6' white, hurricane cat.5 proof PVC fence with the standard look for 8 sections along SE 5th Avenue.

Nancy makes a motion to pass the special assessment of \$5,610 which will replace the ficus and the white metal (aluminum) fence along SE 5th Avenue with a 6' white PVC fence; to be installed by November 1st. Payments need to be collected by November 1st.

Steve seconds, all in favor. Letters will be mailed out to HO's asap.

### **3. Other Notes**

#### *Landscaping*

Nancy notes that we are getting new quotes for a new landscaper. Ed agrees that landscaping needs serious makeover and that many homeowners' yards are in very bad condition. Board will send letters where needed.

### *Annual Meeting*

The board needs to plan and announce the annual meeting asap. Suggested date is October 17th, 2013. Location will be on our street in the neighborhood (unless a different location will be found close by). Katja will mail invitations, new budget letters by Monday Sep 30.

### **4. Adjournment**

Carolyn moves to adjourn the meeting at 7:07 pm  
Katja seconds. All in favor.

Meeting adjourned at 7:07pm

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