

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



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

Date Tuesday, November 9, 2010
Time 6:45 PM
Where 902 Nature's Cove Road (Bill and Luis' home)
Event HO's Association Board Meeting

The meeting was called to order at 6.49pm

Nancy moves to skip reading the meeting minutes from last meeting
Katja seconds

Street Lights

Luis stated that he is in constant contact with the city reg. the streetlights.
The city forwarded the request for repair but nothing had been done yet.

The board suggested, that if FPL-lights are out, the person who noticed it should
write down the pole number and report the outage online at www.fpl.com

Gating the community

Ed met with Mark to review options of gating our community.
Both attended the meeting.

Current problems:

1. need 60feet stacking
2. need a turnaround
3. 902 and 701 houses would not be included in gate
4. phone system outside community = may become problem with city?

Alternative solutions discussed:

Mark's notes:

Metal swing gate with "free entrance and free access" - makes sense to use to install cameras (dvr) - nema inclosure (waterproof) - to have a dvr to hand to police in case

Pedestrian gate on both sides (could be with code or keys)

Gate could come w clickers

Discussion about one way in - one way out. Lanes divided now but can be changed.

Rolling gate better; people would walk in anyway..?

Pavers pulled up?

Solution:

Plenty of space from road to gate for 1 car waiting for gate to open,

It was figured out that it can be swing gate only

One-way in/ one-way out cost almost half = all in favor

Need at least one pedestrian gate = all in favor

All agree on making the bigger part the "car-gate" and smaller side (former entrance) the "pedestrian gate".

Estimated costs: 25k for gates w/o electrical, pavers, cameras.

- Clickers:

All agree on clickers (like garage door openers but more secure) to be able to open the gate while driving up (without that cars would have to wait in cue)

Clickers will be just convenience for owners to open free-in gates faster without the wait time.

Nobody will know outside neighborhood, that it's a free-open gate so people who don't live here will think they need an access code.

- Camera (even if fake) will stop strangers from walking in

- Power outage = will have battery backup

To-Do's

Ed: will find person to pull up pavers and to do electrical job

Mark: permit through his company

Mark: proposal for camera system with optional license plate recognition

Seal-coating the road

Bill got 4 proposals/ quotations:

1,740\$ from Father&Son - approved Dania Beach vendor

1,900\$ M. Lopez - for one mobilization (we need 2)

2,296\$ Atlantic Southern

3,400\$ Driveway Maintenance

All in favor to go with Father&Son

Bill will schedule to meet with F&S and set time (Plan is to do it on Tue+Wed in Dec)

Total sealing process takes 2 days ("cut" road for that into South and North)

Landscaping contract

Juniper Landscaping is no longer available
Current landscaper (Alvarez) is not properly maintaining the flower beds on common property. Nancy walked the property with Alvarez and Smith last week.

12T\$ in the budget for maintenance
Alvarez keeps his costs at 9,900\$
Smith is going to give us a proposal on Friday

Budget

Special assessment is needed (board vote) if gate will be done in current business year
(10/01/2010 - 09/30/2011)
18,970\$ is current budget

Sharing Information

Nancy moves that all notices, infos, invites and meeting minutes will be posted on
www.naturescoveroad.com from now on
Liz seconds

Nancy moves to adjourn the meeting at 8:06 pm
Elizabeth seconds

Meeting adjourned at 8:07pm