

FINNS COVE II HOMEOWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
OCTOBER 10, 2017, 6:00 PM

Waterford Lakes Community Center Conference Room
401 Mark Twain Blv
Orlando, Florida 32828

CALL TO ORDER:

The 2017 Annual Members meeting of the Association was called to order by the President on October 10, 2017 at 7:07 p.m. Attendees signed an attendance sheet. There were (5) Board Members and (4) resident households in attendance.

STATEMENT OF QUORUM:

A quorum for an official election was not met.

- (5) Board Members and (4) non-Board Members were present
- (14) proxies were received
- Total present: (23) members

The directors/officers underlined were in attendance (**Directors listed in bold were up for re-election**):

		<u>Current Term</u>	<u>New Term</u>
▪ <u>Carla Kilgo</u>	President	Term 10/15 - 10/18	
▪ <u>John Coffey</u>	Vice-President	Term 10/14 - 10/17	10/17 – 10/20
▪ <u>Terry Taylor</u>	Treasurer	Term 10/15 - 10/18	
▪ <u>Donna Lendvay</u>	Secretary	Term 10/16 - 10/19	
▪ <u>Carlos Rivera</u>	Maintenance Officer	Term 10/14 - 10/17	10/17 – 10/20

Management Sciences Incorporated (MSI) representative, Mr. Bob Seltzer was in attendance to support the Board in execution of the Annual Meeting.

PROOF OF DUE NOTICE:

Statement was provided for the record that due notice for the Annual Meeting was delivered via first class mail to each homeowner (postcard). Additionally it was announced on the web site.

APPROVAL OF PREVIOUS YEAR'S MINUTES

The Board unanimously voted to waive reading of last year's Annual Members Meeting minutes. The Board motioned (John), seconded (Donna) and unanimously approved (M/S/A) the minutes, as submitted.

The Secretary signed the minutes and provided them to MSI to file in the HOA records.

DISCUSSIONS

Bob Seltzer of MSI presented the Association's financial status. Funds on account (as of 9/30/17) sum to \$17,732.07 broken out for the last 7 years as follows (slight increase of \$625 from 2016 at this same time).

	2017	2016	2015	2014	2013	2012	2011
Money Market Acc.:	\$ 6,459.54	\$ 5,846.00	\$11,688.53	\$11,233.91	\$12,228.87	\$ 8,310.75	\$8,306.61
Checking Account:	\$11,267.53	\$11,256.34	\$11,245.10	\$10,634.98	\$ 8,825.01	\$11,451.85	\$9,852.25
Savings Account:	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
TOTAL:	\$17,732.07	\$17,107.34	\$22,933.63	\$21,873.89	\$21,058.88	\$19,767.60	\$18,158.86

- MSI (Bob Seltzer) indicated that ALL homeowner assessment accounts were collected by April 2017.
- The proposed CY18 budget was presented to the homeowners for review. The proposed budget established the annual assessment once again at \$150.00 which has remained the same for the last (9) years.

PRESIDENT'S YEAR IN REVIEW:

The Board and MSI presented a "FC II Year in Review" along with some other items that were discussed as follows:

- The President reviewed the capital improvements that were made this year (note, most was completed in 2016; In 2017 replacing shrubs and adding flower beds was accomplished).
- The Board discussed adding a row of Oleander shrubs across the pond Burm to help discourage people from walking into the community over the pond hill. Two quotes were received to install 55 plants and prepare the soil and lay mini pine bark:
 - o Champion Landscaping: \$1,375 (5 gal plants and 2 cubic yds of mulch)
 - o Arroyo Landscaping: \$3,699 (7 gal plants and 1 pallet of pine bark mulch)

The decision was made to go with Champion. The Board's desire is to use as many colors as possible (3 if possible). MSI called Lukas Nursery and found out that they carry and can order pink and crimson red. MSI took an action to contact Champion and see what colors he can obtain and if the 2 cubic yds of mulch will be sufficient. It was noted that Champion will coordinate with the Master Assoc. (Brian) to hook-up a drip line for irrigation.

- The Board discussed adding new annual flowers as follows: 1) by both signs (just a small accent in front of the fox tail ferns), 2) front of the island in front of fox tail ferns (again, just a little color) and 3) take out the Colleus by the Rock and replace with annuals to be chosen. Carla is thinking purple, red and yellow colors. Carla took an action to send MSI a picture and the type of annuals she thinks would be best.
- The President mentioned that she plans to put up some fall decorations by the front (scare crow, etc.)
- The Board reviewed and discussed new insurance quotes MSI has compiled for the Board. From the review, it appears that the Auto Owner's policy from Blackadar is the best value at \$1,610. This amount would be without hail/wind coverage which the Board discussed and agreed is not required since there are no buildings or large trees that would be affected by hail or wind. There was still an outstanding question of why the GL/D&O policy was so much less than the other quotes (\$869 vs. \$1,500+). MSI took an action to provide the Board with a copy of the Lost Creek HOA GL/D&O policy which is an Auto Owner's policy.

CALL FOR NOMINATIONS AND APPOINTMENT OF NEW DIRECTOR:

The election for new officers could not be held due to a quorum not being met (Note: (23) present/proxies of the 43 necessary were received).

The President solicited nominations from the floor (including self-nominations) to determine interest by new residents.

No nominations, self-nominations or write-in nominations were received. Therefore, with Carlos Rivera's and John Coffey's approval, the President made a motion to appoint them both for another 3-year term. The Secretary seconded the motion and all voted in favor.

COMMUNITY FORUM:

The floor was opened to the community members to address issues, concerns, and recommendations.

- A discussion was held about replacing the aging community light poles. It was mentioned that this was looked into about (5) years ago and that it is very expensive. A special assessment would be required before Duke Energy would consider the request. It was mentioned that the Assoc. could apply for a grant to cover the costs.
- The issue was raised regarding what a homeowner can do about a neighbor's tree that over hangs their property. The Vice-president mentioned that it is perfectly legal to cut both limbs and roots right up to the property line. It was also mentioned that Orange County Planning & Zoning can be contacted to see if they might do something if it is a large enough "nuisance".
- It was mentioned that the fence owned by 505 Hallowell is in disrepair because of Irma damage. It was suggested that MSI inform the owner that if they are not going to fix it or repair it that they should just take it down and let FEMA collect the debris.

ARBs REVIEWED:

There were (4) ARBs reviewed & approved at the meeting as follows:

ADDRESS	DESCRIPTION
824 Ardenleigh	Install Solar attic fan
806 Julliard	Fence: Replace left gate with white PVC gate
831 Hallowell	Fence: Install 6' white PVC fence
12412 Willcox	Paint House:

ACTION ITEMS:

- MSI: E-mail Champion Landscape that the Board would like to go forward with the Oleander plant install by the pond (need mulch amount and colors to be installed clarified first).
- MSI: Send the Board a copy of the GL and D&O insurance declaration page of the Auto Owner's Insurance policy
- President: E-mail MSI the type and color of fall annual flowers she would like Champion to plant.
- MSI: Send 505 Hallowell a letter about their fence condition

ADJOURN.

The President called to adjourn the meeting. The call was motioned, seconded and unanimously approved by the Board. The Meeting adjourned at 7:20 p.m.

OFFICIAL APPROVAL OF MINUTES:

Approved for Entry Into Records, ___ Day of October, 2018

Donna Lendvay
Secretary, Finn's Cove II HOA