
Alafia Cove Homeowners Association, Inc.

Board of Directors Meeting Agenda

NOTICE is hereby given that a meeting of the Board of Directors Alafia Cove Homeowners Association Inc. will be held at the date, hour, and place stated below.

Place: Park Lake Clubhouse
208 Lake Parsons Green
Brandon, FL 33511

Date: July 17, 2018

Time: 6:30 PM

AGENDA

- I. **CALL TO ORDER** Meeting Called to order at 6:34 by Cody Walker Board President
- II. **ESTABLISHMENT OF QUORUM:** Quorum was established with Cody Walker and Ernesto Velez Homeowner's present were Blackmon and Mandell along with Management Company Janice and Cody Powell
- III. **PROOF OF MEETING NOTICE:** Signed was posted onsite and each homeowner was notified via email in accordance to Florida Statute.
- IV. **TREASURER REPORT** Janice presented the treasurer's report and bank account balances for operating, reserve and CD accounts. Motion by Ernesto to approve Treasurer's Report and 2nd by Cody Walker; all approved motion carried.
- V. **DELINQUENCIES UPDATE/SUSPENSION NOTICES/BAD DEBT:** Board reviewed delinquent accounts and accounts with Bush Ross. No bad debt in current month.
- VI. **Old Business**
 - A. **Owner's Online Portal/Website:** Majority of homeowners are set up with AppFolio online portal and using community website. All documents are uploaded to the website and within the AF system.
 - B. **Amendments of HOA Docs (Bush Ross)** Board discussed having attorney move forward with amendments to the Declaration of Covenants. Motion by Ernesto to amend Declarations of Covenants, 2nd by Cody Walker, all approved motion carried.
- VII. **New Business**
 - A. **Gate Repair; New gate system (Witt Fence)** Stan w/Witt Fence discussed option for gate repair or replacement. Stan advise the board not to replace gate software as it was functionally in good working condition and did not warrant replacement. In addition, Stan informed the board that damaged exit gate could be repaired at a cost of \$695. Stan informed the board he would drop off software for gate entry & help upload data so management could enter & delete gate/fob codes. Gate repair will be completed within 2 weeks once approved.

2 other bids (1) American Access Control (current vendor) and (2) Jim Fencing stated gate software was obsolete and obtain parts for repairs would be difficult given the age and condition. Both companies recommended replacing system. After discussion, Ernesto made a motion to keep current operating system; repair damaged exit gate and add addition 10 FT chain link to the right-side entry gate to help prohibit foot traffic into the community. Cody Walker 2nd all approved motion carried.

B. Security Camera System (Secure2Ware rep will be present) Keith owner of Secure2Ware was present to present security camera system and options. Board agreed that a license camera for tags were needed on entry gate only. Overview Camera for viewing entry& exit from the community will be part of the security system. The security system with be cloud base with a monthly subscription service. Cost was less than \$3K. Frontier will need to run internet service to the camera pole which will require boring under the driveway. Total camera will be 3. (1 license plate; 1 entry camera and 1 exit camera) Adrian with meet with Frontier to determine timeline and cost to bring internet service from the address of 8812 to the camera pole at the gate.

VII. Open Discussion/Any other Business deemed appropriate by President

Cody opened the floor for discussion regarding suggestion/recommendations regarding the river front lot. Bob Mandell presented to the board options to consider as he was concerned about the responsibility to maintain the lot from further erosion & cost to restore the integrity of the property due to erosion. Selling was discussed as an option but needs more research of the doc. Board would like to get an appraisal depending cost. Cody Powell will ask title company to recommend an appraiser and send board the cost of an appraisal.

Adjourn/Set next BOD Meeting

Motion to adjourn by Ernesto and 2nd by Cody; meeting adjourned 7:55 PM