

# Alafia Cove Homeowners Association, Inc.

## Annual Board of Directors Meeting Minutes

**APPROVED**

**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: 8808 Alafia Cove Dr

Riverview, FL 33569

Date: 5-6-19

Time: 6:30 PM

### AGENDA

- I. **CALL TO ORDER Meeting called to order by Cody Walker, President @ 7:40 PM**
- II. **ESTABLISHMENT OF QUORUM/Established with Cody Walker and David Greene. Absent board member Timothy Houlis. Homeowners present Joiner; Lowe; Blackmon; Matteucci; Warner; & Weachter. Attorney Francis Hannon from DeWitt Law Firm; Janice & Cody Powell from Powell Realty Management and Adrian Sanchez Maintenance Supervisor with Powell Realty.**
- III. **PROOF OF MEETING NOTICE: Notice posted on community website and emailed to each homeowner.**
- IV. **APPROVAL OF PRIOR MEETING MINUTES (1-2-19) Minutes were reviewed and motion by David to approve the , 2<sup>nd</sup> by Cody Walker, all approved, motion carried.**
- V. **TREASURER REPORT: Cody presented the treasurer's report for 1<sup>st</sup> quarter. BOD & homeowners reviewed; floor was opened for questions by homeowners & answered. Motion by David to approve Treasurer report, 2<sup>nd</sup> by Cody Walker, all approved, motion carried.**
- VI. **APPOINTMENT OF 2 BOARD MEMBERS: Tabled to allow time for Mr. Blackmon to arrive. Upon arrival the board approved the appointment to the board of both applicants. Motion by Cody Walker to appoint both Grady Blackmon and Steve Warner to the board, 2<sup>nd</sup> by David, all approved both applicants were installed to the HOA BOD. 5 BOD now service on the HOA board.**
  - A. GRADY BLACKMON
  - B. STEPHEN WARNER

- VII. CHANGE IN HOA LEGAL COUNSEL: Motion by David to hire DeWitti Law firm to represent the HOA. 2<sup>nd</sup> by Cody Walker, all approved motion carried.**
- VIII. GATE PHONE/KEY PAD SYSTEM REPLACEMENT: Motion by David to replace phone/gate system, 2<sup>nd</sup> by Cody Walker, all approved motion carried. Contract was awarded to Mo'Zart Design in the amount not to exceed \$5K.**
- IX. REVIEW ARCHITECTURAL REQUEST SOLAR PANELS @8847 ALAFIA COVE DR. Board reviewed the request by homeowner Warner (8847) for the installation of solar panels. Owner is revising the roof placement design so panels will be less visible from the front of the home. After discussion between board and homeowner, motion by Cody to approve, 2<sup>nd</sup> by David, all approved, motion carried.**
- X. CONCRETE SIDEWALK REPAIRS: Deferred waiting 3<sup>rd</sup> bid. Management will forward all bids once obtained and board will review and discussion before awarding contract to vendor. Given the size of the job, finding a vendor is uphill challenge.**
- XI. PENDING UNFINISHED BUSINESS FROM JANUARY MEETING**
- A. APPLICATION FEE & CRITERIA (discuss with attorney)**
- B. TRANSFER FEE- CAPITAL CONTRIBUTION**
- BOD deferred items A&B to allow time for new counsel Francis could review Declarations of Covenants to advise the board accordingly.**
- XII. ADJOURN/SET NEXT BOD MEETING: Meeting adjourn @ 9:13 pm**