
Alafia Cove Homeowners Association, Inc.

Annual Board of Directors Meeting Minutes

APPROVED 2-5-2020

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: 12-5-19

Time: 6:30 PM

AGENDA

- I. **CALL TO ORDER: Meeting called to order by Cody Walker @ 6:44 PM**
- II. **ESTABLISHMENT OF QUORUM: Quorum was established and meeting proceeded. HOA attorney Francis Hannon from DeWitt Law firm was present and all board member. All BOD was present. Management company, Powell Realty was present. Sign sheet will be attached to minutes.**
- III. **PROOF OF MEETING NOTICE: Notices were mailed and posted according to Florida Statute**
- IV. **2019 FINANCIAL REPORT: Cody Powell presented financial report; management answered questions from the BOD and homeowners present. Tim Houllis made a motion to approve the financial report 2nd Cody Walker all approved; motion carried.**
- V. **APPOINTMENT OF BOARD MEMBER FOR 2020: All BOD remained the same and were reelected.**
- VI. **PROPOSED 2020 BUDGET: Budget was reviewed & discussed by the board and homeowners present. Cody Walker motion to approve the proposed 2020 budget; 2nd by Steve Warner; all approved; motion carried.**
- VII. **PROPOSED AMENDMENTS TO DECLARATION OF COVENANTS: Francis review with the membership and BOD the proposed amendments and answered questions. Voting was postponed as there was not enough homeowners/proxies to pass amendments. A new date will be set and homeowners will be notified by mail 15 days prior to the meeting date and time. Attorney will draft new notice and separate the amendments to be voted on by each item.**
- VIII. **OPEN DISCUSSION/Any other Business deemed appropriate by President: Cody Walker discussed the river front property and the need for a feasibility study to determine the cost and development of the property. Mr. Blackmon suggested a**

subcommittee to research the best course of action. Mr. Blackmon volunteered to spearhead the research.

Cody Walker address the future need to replace the front entry monument sign and possible improvements needed for the retention pond. (drains/erosion)

IX. ADJOURN/Set next BOD Meeting: Cody Walker motion to adjourn 2nd by Grady Blackmon. Meeting adjourned 7:26 PM