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# Alafia Cove Homeowners Association, Inc.

## Board of Directors Meeting Minutes

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: Oct. 10, 2017

Time: 6:30 PM

### AGENDA

- I. **CALL TO ORDER**  
**Meeting was called to order by President Ernesto Velez @ 6:35 PM**
- II. **ESTABLISHMENT OF QUORUM**  
**Quorum established with Ernesto Velez; Cody Walker; Jay Thomas and Robert Perry**
- III. **PROOF OF MEETING NOTICE:**  
**Posted at the community by the president**
- IV. **TREASURER REPORT-**  
**Janice gave a recap of the treasurer's report. Report review and discussed by the BOD and motion to approve the treasurer's report was made by Robert Perry and 2<sup>nd</sup> by Cody Walker. All approved motion carried**
- V. **DELINQUENCIES UPDATE/SUSPENSION NOTICES/BAD DEBT**  
**Bad write per the attorney Bush Ross in the amount of \$1393 for 8846 Alafia Cove Dr. New owners are current. Delinquent accounts have been referred to Bush Ross for collection or garnishment of rent. Motion by Robert to approve write off of delinquent account given Bush Ross recommendation, 2<sup>nd</sup> Cody Walker, all approved motion carried.**
- VI. **Old Business**
  1. **Insurance Renewal-Purchase with Comegy's**
  2. **Fountain Installation-Completed and paid**
  3. **Quarterly Invoices-Everyone is receiving invoice on time prior to the next quarter**
  4. **Owner's Information & Online Owner's Portal- Janice still need contact emails for some owners to set up online portal.**
  5. **Past Due Invoices-All invoices have been paid and are current.**
  6. **Gate Lock Replacement-Purchasing new lock and management company maintenance will install.**

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## VII. New Business

1. 2017 Annual Meeting Date-Date set for Dec. 18, 2017 @ 6:00 PM location Park Lake Clubhouse
2. 2017 Budget-BOD will have a work shop on Nov 7<sup>th</sup> at board member's house.
3. Tree Trimming-Motion by Cody Walker to approve tree trimming in the amount of \$1900 2<sup>nd</sup> by Robert Perry, all approved, motion carried.
4. Landscaping Vendor-BOD requested Janice obtain bids for 2018 landscape contact. BOD will review and make decision. BOD has decided to replace current vendor and requested Janice send proper cancellation notice
4. Review of Alafia Cove Articles of Declarations – Recommendation will be sent to the board for review and then to the attorney to amend the declarations in time for the annual meeting.
6. Community Website-Scheduled to be completed by end of October. Need pictures and complete landscape at front island.

## VIII. Open Discussion/Any other Business deemed appropriate by President

Owner Rick and Teresa Lowe 8821 presented drawing/rendering for building a pool. BOD review and will stop by his home after tonight's meeting to review location and addition. BOD will notify Janice of their decision.

Given recent complaints on noise and late partying BOD decided to include in newsletter noise ordinance hours. Motion by Cody Walker to send notice via newsletter and 2<sup>nd</sup> Robert Perry.

## X. Adjourn/Set next BOD Meeting

Motion to adjourn meeting at 7:56 PM 2<sup>nd</sup> by Robert Perry, all approved, motion carried.