

**Cinnamon Cove Single Family II**  
**Budget Meeting Minutes**  
**November 30, 2020**

**Call to Order-** The meeting was called to order by President Pat Murdick at 10 AM

**Notice-** Notice was mailed and posted in accordance with the Association's governing documents and Florida Statutes.

**Quorum-** A quorum was established by the presence of Pat Murdick, Ken Norr, David Dawson and Bill Matuszak.

**Resignation/Replacement Board Member-** Henry (Rick) Pasqualini, the current treasurer, is selling his house and submitted a written resignation. The Board accepted his resignation. Pat made a motion to appoint Jean Harrenstein, Bill seconded and the motion passed 4-0.

**Approval of Minutes-** The Board reviewed minutes from the July 13 meeting. Bill made a motion to approve, Ken seconded and the motion passed 5-0.

**Financial Report-** Matt gave a brief update of the October 2020 financial report.

**Committee Reports:**

**Irrigation-** Pat Murdick gave a brief overview of the current irrigation committee. Two pumps went down over the summer and were replaced. Pat has been working with McLaughlin Irrigation to fix existing issues and has also received a price for adding monthly wet checks to some of the irrigation zones. Pat also presented a plan for adding the rest of the irrigation system to contract for professional maintenance.

**Lamp Posts-** Lights have been paid for and will be installed over the next few weeks. 25 have been installed and are working well. Ken is working with painters on having the posts redone and also looking into replacing boxes that are in need of replacement. Lights cost around \$5000, painting is slightly over \$5000 and new boxes are roughly \$135 per box. Total costs would be around \$19,000. Money has been allocated to the reserves for these expenses. Only two lights are currently out.

**Landscaping-** Will be discussed further down the agenda.

**Old Business:**

**Audit-** A final report will be delivered at the annual meeting in February.

**New Business:**

**Sod-**

**2021 Budget-** CAM Matt gave an overview of the 2021 proposed budget. Correspondence was included in the budget mailing that explained changes being made to the owners. Pat explained that assessments are now in line with similar neighborhoods within Cinnamon Cove.

Ken made a motion to approve the 2021 Budget as amended during this meeting. Assessments will be \$1425 per unit per quarter. Pat seconded and the motion passed 5-0.

**Landscaping and Irrigation Contractors-** The Board reviewed a bid from McLaughlin Irrigation to take over maintenance of 23 irrigation zones between Caravel, Coriander and Spinaker (Southeast corner of the neighborhood; roughly 37 houses). Cost of monthly maintenance of that section is \$230 per month plus time and materials for repairs.

Bill made a motion to approve McLaughlin Irrigation for \$230 per month beginning January 1, Dave seconded and the motion passed 5-0.

Matt reviewed bids from 4 landscaping contractors that submitted for review. Costs range from \$5500 per month to \$10,000 per month. Stone Ferris provides landscaping services at Cinnamon Cove I and III. Bill and Pat reviewed goals of switching landscape companies and future expectations.

Bill made a motion to approve Stone Ferris Landscaping for January 1, 2021, Jean seconded and the motion passed 5-0.

**Bulletin Board-** Pat discussed adding a bulletin board for community postings somewhere on Cinnamon Cove II property (along Spinnaker). This could be used to provide meeting notices, hurricane prep info, community notifications, etc.

#### **Requests for Additions/Renovations:**

**16674 Coriander-** Request to remove and reinstall section of the driveway. Contractor's license and insurance need to be provided. Owner will be responsible for moving any sprinkler heads or fixing damaged ones, if necessary. Bill made a motion to approve, Ken seconded and the motion passed 5-0.

**11123 Caravel-** Request to install whole house generator. Bill made a motion to approve, Pat seconded and the motion passed 5-0.

**11155 Caravel-** Request to install paver lanai behind the house. Pavers will match the existing driveway. Bill made a motion to approve, Jean seconded and the motion passed 4-0 (Dave abstained since it is his house).

#### **Owner Comments:**

Ray thanked the Board and appreciates the Board's approach to solving problems. Ray requested that future meetings have video capabilities.

Tommy DiMichele asked if there were safeguards built into new landscaping contracts to prevent long lapses periods of poor services like the existing landscapers.

**Adjournment-** Bill made a motion to adjourn at 10:52 AM, Ken seconded and the motion passed 5-0.