

**Cinnamon Cove II Condominium Association, Inc.**  
**Board Meeting Minutes**  
**January 27, 2020**

**Call to Order-** The meeting was called to order by President Carolyn Kern at 10 AM.

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

**Quorum-** A quorum was established by the presence of all Board Members: Carolyn Kern, Tom DeBoni, Mary Jane Corning, Bob Hughes and Dennis Frisch.

**Minutes-** The Board reviewed minutes from the December meeting. Carolyn noted a correction. Tom made a motion to approve, Carolyn seconded and the motion passed 5-0.

**Financial Report-** Matt presented the December 2019 Financial Report.

**Managers' Report-** Matt provided an update on wood repairs, work order requests and an owners request for sod reimbursement. Dennis made a motion to approve a \$500 reimbursement for the Backstroms, Bob seconded and the motion passed 5-0.

An issue with the road/driveways by 16745 and 16721 is causing dirt to wash away from under the road and driveway. The Master Association is aware of this issue and working with CCSF II to resolve.

**Committee Reports:**

**Irrigation-** Bob gave a report on activity by the irrigation committee. Some areas may need new sprinkler heads for increased coverage.

**Lamp Posts-** Dennis presented a request from the lamp post committee to refurbish existing posts. More detail was discussed under new business.

**Landscaping-** Turf fertilizer was applied on 1/24/20. Weed control is scheduled for this week. Turf will be sprayed in February for weeds and insects. Community-wide shrub trimming is set for this week. Sod at 11155 Caravel needs to be investigated further. Weeds are an issue along the back of Coriander near Kelly Greens.

**Old Business:**

**Audit-** CD records from 2016 have been ordered from Capital Bank.

**2020 Annual Meeting-** Matt gave an update on the 2020 annual meeting, which is scheduled for February 24, 2020. 7 candidates are running for the Board.

**Flood Insurance-** Flood insurance is set to renew in February. Cost is roughly \$50,000.

**New Business:**

**Lamp Posts-** Dennis introduced members of the lamp post committee and thanked them for their assistance. Dennis presented a 4-page proposal drafted by the Committee for refurbishment of existing lamp posts that should extend their life. Cost over the next few years

is expected to be roughly \$20,000 and will bring expected life to 5-10 years. Dennis made a motion to approve his Committee's proposal allocating up to \$20,000 for repairs over the next two years. The motion was seconded by Tom DeBoni and passed 5-0.

**Master Association Update-** Mickie LeBlanc presented the Master Association update, which is attached with the minutes.

**Requests for Additions/Modifications:**

**11131 Caravel (Pasqualini)-** Trim- SW 7006, Front Door- SW 7006, Garage- don't paint. Mary Jane made a motion to approve, Dennis seconded and the motion passed 4-0 (Bob abstained)

**11235 Caravel (DiMichele)-** Trim BM 2039-50, Front Door BM 2039-50, Garage BM 2039-50. Dennis made a motion to approve, Mary Jane seconded and the motion passed 4-0.

**11219 Caravel (Andrews)-** Trim OC-61, Front Door ?, Door ?. Mary Jane made a motion to approve, Tom seconded and the motion passed

**11115 Caravel (Harrenstein)-** Trim existing, Front Door existing, Garage match trim

**16588 Coriander (Kollar)-** Trim existing, Front Door SW 6424, Garage existing. Mary Jane made a motion to approve, Dennis seconded and the motion passed 5-0.

**16602 Coriander (Burke)-** Trim SW 6386, Front Door ?, Garage ? Dennis made a motion to approve, Tom seconded and the motion passed 5-0.

**16865 Coriander (Backstrom)-** Request to install new impact windows. Tom made a motion to approve, Mary Jane seconded and the motion passed 5-0.

**11131 Caravel (Pasqualini)-** Request to install new impact windows and front door. Previously approved, vendor changed since then. Dennis made a motion to approve, Mary Jane seconded and the motion approved 5-0.

**Comments:**

Dennis asked about how the Annual Meeting will run.

**Adjournment-** The meeting was unanimously adjourned at 11:10 AM

**Open Forum Resident Discussion:**

Charles Scilliano asked when his garage door will be repainted (struck by lightning a few months ago)

Bill Matusak would like Ryan Hammond monitored during painting. Need to make sure water is turned off after painting is done.

Mickie LeBlanc invited residents to the Master Associations' upcoming show.

Maureen Langman said that her bug man told her grubs were in her yard and a sprinkler head may be broken (11147 Caravel).

Vicki Dawson would like a palm tree with aphids treated or removed. TruScapes need to check where they placed new sod.

Sharon asked about stucco repairs going on in other communities.

Bob Backstrom provided information on different types of sod.

Henry Pasqualini said that he thinks he also has grubs.