

Cinnamon Cove Single Family II Condominium Association, Inc.
Board Meeting Minutes
January 28, 2019

Call to Order- The meeting was called to order by Carolyn Kern at 10:01 A.M.

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

Quorum- A quorum was established by the presence of Carolyn Kern, Mary Jane Corning, Bob Hughes, Ray Heuring and Jack Kalbfleisch.

Approval of Minutes- The Board reviewed minutes from the December 20, 2018 meeting. Bob made a motion to approve the minutes as amended, Mary Jane seconded and the motion passed 5-0.

Treasurer's Report- Ray reported on the December 2019 Financial Statement that was distributed to the Board of Directors. All maintenance fees are currently paid.

Manager's Report- Matt gave a brief update. He announced that Irma roof damage income received in 2018 (\$68,483.48) will be transferred to the Association's roof reserve fund.

Committee Reports:

Irrigation- Bob reported that sprinklers are working well. The maintenance crew fixed a few issues during the last month.

Lamp Posts- Bob reported that problems are being addressed that arise. Jack reported that the underground wiring at 16555 Coriander needs to be checked by an electrician.

Landscaping- Mary Jane reported that Truscapes is doing a nice job. A few minor issues were corrected after the first mowing. Mary Jane also announced a schedule of future services for unit owners (soft trim- Feb; hard trim and turf fertilization in April).

Old Business:

Paint Project- Trim painting for phase 1 (29 units) and phase 2 (28 units) is scheduled to begin April 1, 2019. Matt Deavers explained that the phase 1 painting was delayed until 2019 due to the necessity of rebidding the project.

Management Contract- The Board reviewed the updated proposed contract submitted by Sandcastle Management and Brokerage. Ray made a motion to approve, Bob seconded and the motion passed 5-0.

New Business:

Roof Repairs- San Carlos Roofing submitted estimates for 2 roof leaks (16804 Coriander and 11163 Caravel). Ray made a motion to replace instead of repair the 18 year old roof, Jack seconded and the motion passed 5-0.

Mary Jane made a motion to repair 16804 Coriander for \$680 (roof is 16 years old), Ray seconded and the motion passed 5-0.

Ray Heuring informed the Board about his recent problem with a palm rat in his attic.

Flood Insurance- Flood insurance renews 2/1/2019. The Association will remain in the private program offered to lower risk properties. Flood insurance for 2019 is \$47,686.

Annual Meeting- The Annual Meeting is scheduled for February 25, 2019. Two members are needed to fill the remaining 2019 Board vacancies.

Wind Mitigation Reports- Matt gave the Board an estimate for update of wind mitigation reports on homes that recently received new roofs (20 total; cost \$1700.). Ray made a motion to approve, Jack seconded and the motion passed 5-0.

Master Update- Mickey LeBlanc presented the Master Association report. She also emailed her written report to the CAM and President.

Requests for Additions/Approvals:

11187 Caravel- Request to install paver driveway and patio. Bob made a motion to approve, Mary Jane seconded and the motion passed 5-0.

11083 Caravel- Request to install satellite dish. Mary Jane made a motion to approve, Ray seconded and the motion passed 5-0.

11059 Caravel- Request to install satellite dish. Mary Jane made a motion to approve, Jack seconded and the motion passed 4-1.

Owner Comments- Carolyn announced that an open forum allowing members to discuss issues would follow adjournment of the Board Meeting.

Board Comments- The Carrotwood has still not been removed.

Adjournment- Ray made a motion to adjourn at 10:50, Bob seconded and the motion passed 5-0.

21 residents stayed for the open forum with the Board, which ended at 11:15 A.M.