

**Cinnamon Cove Single Family II
Board Meeting Minutes
March 25, 2019**

Call to Order- Carolyn Kern called the meeting to order at 10 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 all Board members: Carolyn Kern, Bob Hughes, Dennis Frisch, Tom DeBoni and Mary Jane Corning

Approval of Minutes- The Board approved minutes from the February 25 meeting. Tom made a motion to approve, Mary Jane seconded and the motion passed 5-0.

Treasurer's Report- Tom gave a summary of the Association's February financial report.

Manager's Report- Matt gave an update on the audit and welcome packets.

Committee Reports:

Irrigation- Bob gave an update on irrigation repairs made since the last Board meeting. The well had issues and caused a few zones to stop running. Another issue with irrigation was reported by Dick Gates this morning.

Lamp Posts- One mailbox light needs to be repaired. Dennis will chair the committee since Jack is no longer on the Board.

Landscaping- Mary Jane reported that 18 holes were filled where low spots existed or trees had been removed. A major weed problem exists, which is being treated this week. Weekly mowing will begin in April. Ray Heuring requested that his patio be blown after mowing.

Old Business:

Audit- Matt gave an update of progress on the audit. The Wallace Sizelove firm performing the audit needs some more information from a CD at Capital Bank.

Phase 1 and 2 Painting Project- The start date for painting has been pushed back to April 15th. A change of trim color to SW6321 was approved for 11163/71 Caravel.

Expand Pressure Washing on Phase 2- The paint bid for phase 2 only includes pressure washing trim. Since the 28 Phase 2 units are due for exterior pressure washing this year, Carolyn requested that the Board expand Ryan Hammond, Inc's pressure washing prep component to also include cleaning algae/mold/dirt off the exterior stucco of these units. Mary Jane made a motion to have this service done before phase 2 houses are painted, at a cost not to exceed \$3000, Dennis seconded and the motion passed 5-0.

Workmanship Warranty- A warranty for painting needs to be added to the contract. Sherwin Williams offers a 7-year warranty.

New Business:

Landscaping Work Order- The Board approved a Truscapes work order via email to fill in low spots for \$807.50. Mary Jane made a motion to ratify the prior approval, Tom seconded and the motion passed 5-0. Matt will check with landscapers about another invoice that he approved for trimming a hedge and removing a tree branch.

Requests for Additions/Renovations:

16684 Coriander- The Board approved a request via email for a modification for a new side entry door. Dennis made a motion to approve the request and ratify the Board's email approval, Tom seconded and the motion passed 5-0

Master Association Update- Mickie LeBlanc provided the Master Association report. A written copy was also provided. Tom and Mickie will be at the clubhouse from 1-3 Tuesday 3/26 and Wednesday 3/27 to hand out ballots for residents to vote on the purchase of land bordering the east side of Cinnamon Cove.

Board Comments/Questions- Bob would like the Board to vote on moving funds from the FDD reserve line to operating to cover an expense from Hurricane Irma that was paid from operating. Matt will check with SFII's insurance agency regarding the amount of funds that need to be kept in the Flood Disaster Deductible Reserve Line item.

Owners Comments- Owners were given the chance to discuss all issues at an open forum after the meeting.

Adjournment- Mary Jane made a motion to adjourn at 10:41 A.M., Tom seconded and the motion passed 5-0.