

Cinnamon Cove Single Family II
Board Meeting Minutes
May 20, 2019

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 Statutes.

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

Approval of Minutes- Dennis made a motion to approve, Mary Jane seconded and the motion passed 5-0.

Treasurer's Report- Matt gave the April 2019 financial report.

Manager's Report- Carolyn requested updates on the status of pending work order requests: 16654 Coriander- rotted fascia; 16579/89- rotted trim; 16855 ridge vent repair. All new work order requests over \$500 will need approval.

Committee Reports:

Irrigation Report- Bob reported that no serious problems exist. Wells might need to be drilled in the future to go deeper. Higher funding in irrigation reserves might be needed to cover these potential future costs. TruScapes recommended changing heads from 12 to 15 to hit dry areas.

Lamp Posts- 16756 Coriander light is not working correctly.

Landscaping- Sod issues were discussed with Israel from TruScapes. Mary Jane has a map of houses with lot numbers. A new tree was discussed for 16650 (magnolia). Mary Jane will investigate and proceed

Old Business:

Audit- No update to report.

Painting Phases 1 and 2- Carolyn noted several difficulties with the project. Front doors were painted closed on a few houses. The new drip edges over fascia on the units that had roof replacement were not painted along with the rest of the fascia. They were excluded in Ryan Hammond's bid/contract because they had not been previously painted.

Hurricane Letter- Carolyn reviewed an old hurricane preparedness letter that will be updated and provided to residents.

Tree Trimming- Arbor has been scheduled. This will begin in 2-4 weeks.

Roof Replacement- The Board discussed roof replacement at 11163/71. This is discussed at a previous meeting. Mary Jane made a motion to approve replacement of this roof at a cost of \$21,855.

New Business:

Webpage- Carolyn mentioned updates that need to be made to the website, including updated minutes and forms.

Sod- Israel from TruScapes gave a report regarding sod that needs to be treated/replaced. Lawns have been treated for insects. TruScapes will prepare a proposal for sod replacement and will schedule installation for August. Right now, sod is being monitored to see what areas grow in during rainy season.

Master Update- Mickey LeBlanc stated that a letter will go out to owners regarding information on a notice of special meeting for the Board to vote on a special assessment. Each owner will be asked to choose possible payment options for the land purchase.

Requests for Additions/Renovations- None

Comments- Dennis stated that FPL will be replacing damaged concrete covers in early June. Dennis requested to be notified before the next meeting regarding progress.

Bob mentioned a request by an owner to install a paver driveway and potential issues with a tree

Adjournment- Mary Jane made a motion to adjourn at 11:22 AM, Bob seconded and the motion passed 5-0.