

**Cinnamon Cove Single Family II
Board Meeting Minutes
November 30, 2021**

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

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

Quorum- A quorum was established by the presence of Pat Murdick, Bill Matuszak, Dave Dawson, and Jean Harrenstein.

Minutes- The Board reviewed minutes from the October 2021 meeting. Bill made a motion to approve, Dave seconded and the motion passed 4-0.

Financial- Jean Harrenstein gave the October 2021 Financial Report. The Association has about \$80,000 operating cash and \$421,000 in reserves. The Association is slightly under budget YTD.

Committee Reports:

Irrigation- Not much new to report this month. Improvements continue to be made and broken heads are replaced. Zone 12 is not yet under the irrigation maintenance contract but McLaughlins has made some repairs there. The committee is helping residents that need changes for modification requests. A few more volunteers are needed and a main point of contact is needed to communicate with the vendor.

Lamp Posts- The committee is making repairs as needed. A few more will be made once Ken is back.

Master Update- Tom Golden gave the Master Association update. The concierge is opening up December 1. Wells have been installed along the front entrance. Pool overhang project is done. Ospreys are staying off the lights. Welcome center landscaping is done. Blinds will be installed next. A handicap lift has been approved for the pool.

Old Business:

Holiday Party- Today is the last day to register for the holiday party. There is room for owners to bring a quest if owners would like.

New Business:

2022 Budget Approval- The Board reviewed a draft of the 2022 Budget. Changes from 2021-2022 were discussed and residents were given the chance to comment. Assessments increase from \$1425 per quarter to \$1545 per quarter. Dave made a motion to approve as presented, Jean seconded and the motion passed 4-0.

Meeting Posting Location- A new message box has been installed on Spinaker between Cavara and Coriander. This will be used for official notices of the community and other information for residents. Pat made a motion to relocate the official meeting posting site from the Cinnamon

Cove Clubhouse to the new message board on CCSF II property. Bill seconded and the motion passed 4-0.

Requests for Additions/Improvements:

16804 Coriander- Request to remove two palms. Both trees are healthy and have been recently trimmed. They will be monitored and removed if trees become diseased. No action needed at this time.

16698 Coriander- Request to expand driveway and replace with pavers. Pat made a motion to approve, Bill seconded and the motion passed 4-0.

Next Meeting- No meeting set for December, will be scheduled if needed.

Board Comments- Gutter installation is in progress. Should be finished by the end of the week.

A volunteer with website experience is still needed to help manage the Association's website.

Owner Comments- None

Adjournment- Bill made a motion to adjourn at 10:38, Pat seconded and the motion passed 4-0.