

KINGS COVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

November 17,2003

CALL TO ORDER

This said meeting of the Board of Directors of Kings Cove Homeowners Association, Inc. was called to order by Alan Petrie, President at the Tuskawilla Presbyterian Church at 7:01 p.m. on November 17, 2003.

PROOF DUE NOTICE

Let the record reflect that notice was posted and the Board of Directors were informed of the meeting no less than forty-eight (48) hours in advance of said meeting.

STATEMENT OF QUORUM

Board Members in Attendance:

Alan Petrie
Barbara Youngblood
Jill Nickols
Earl Henry

Board Members Absent:

Bob Weiss
Frayda Morris, D & F Management, LLC.
Homeowners

Others Present

APPROVAL OF PREVIOUS MEETING MINUTES

Jill Nickols read the minutes for the Board of Directors meeting that took place on October 21,2003. Motion made by Alan Petrie, seconded by Barbara Youngblood to approve the minutes as written. *All*

Board Members Present Voted in Favor,

Motion Carried.

Motion made by Barbara Youngblood, seconded by Earl Henry to end Board's business meeting early, so that the homeowners present can have 15 minutes to speak.

Board Members Present Voted in Favor of the Motion:

Barbara Youngblood
Earl Henry
Jill Nickols

Board Members Present Voting Against the Motion:

Alan Petrie

Motion Carried.

MANAGER'S REPORT

ARC Committee

In answer to Manager's question of who is on the ARC Committee the Board reported the following members:

Alison Petrie, Chair
Keith Nickols
Linda Dunam
Jill Nickols, Consulting Member
Barbara Youngblood, Consulting Member

Covenant Violations

Motion made by Barbary Youngblood, seconded by Earl Henry to table action for the on going violations pursuant to the report presented by Manager dated November 12, 2003.

Board Members Voting in Favor of the Motion:

Barbara Youngblood
Earl Henry

Board Members Voting Against the Motion:

Jill Nickols
Alan Petrie

Motion Failed

Motion made by Barbara Youngblood, seconded by Jill Nickols to approve the hedges planted at 4293 Steed Terrace as long as they are maintained pursuant to the Declaration of Covenants, Conditions and Restrictions Article VI, Section 10 "No fence, wall, hedge or mass planting of any type exceeding a height of six (6) feet above the finished graded surface of the grounds upon which it is located."

All Board Members Present Voted in Favor,

Motion Carried.

The Board directed Management to contact the property owners of 4349 Steed Terrace and again ask for an ARC form for the painting of their dwelling.

Motion made by Barbara Youngblood, seconded by Earl Henry to table the property owner's request of 2016 Dutchess Lane for approval of a chain link fence.

All Board Members Present Voted in Favor,

Motion Carried

4340 Steed Terrace - The Board directed Management to allow the property owner six (6) months to comply with the outstanding violation regarding the lawn.

COMMITTEE REPORTS

Maintenance

Bob Weiss, Chair of the Maintenance Committee was not in attendance at the meeting. Therefore, no report was presented.

Architectural Control Committee

Alison Petrie, Chair of the Architectural Control Committee was not in attendance at the meeting. Therefore, no report was presented.

OPEN HOMEOWNERS FORUM

The meeting was now opened to the homeowner forum.

ADJOURNMENT

Motion made by Earl Henry, seconded by Jill Nickols to adjourn the meeting.

All Board Members Present Voted in Favor,

Motion Carried.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Frayda R. Morris, PCAM, LCAM
Community Association Manager