

KINGS COVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JANUARY 15,2004

CALL TO ORDER

This said meeting of the Board of Directors of Kings Cove Homeowners Association, Inc. was called to order by Barry Skinner, President at the Tuskawilla Presbyterian Church at 7:00 pm on January 15,2004.

PROOF OF 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: Barry Skinner
Alan Petrie
Barbara Youngblood
Jill Nickels
Patty Caulfield

Board Members Absent: None

Others Present: Frayda Morris, D & F Management, LLC
Homeowners

APPROVAL OF PREVIOUS MEETING MINUTES

The minutes for the Board of Directors meeting that took place on November 17,2003 were tabled for corrections.

Motion made by Patty Caulfield, seconded by Barbara Youngblood to approve the minutes for the Special Meeting for an Assessment Increase above 5% that took place on December 1,2003.

All Board Members Present Voted In Favor, Motion Carried.

Motion made by Jill Nickols, seconded by Patty Caulfield to approve the minutes of the Board of Directors meeting that took place on December 1,2003.

All Board Members Present Voted In Favor, Motion Carried.

Motion made by Barbara Youngblood, seconded by Jill Nickols to approve the minutes of the Organization meeting of the Board of Directors that took place on December 1, 2003.

All Board Members Present Voted In Favor, Motion Carried.

CONTINUING BUSINESS

Motion made by Patty Caulfield, seconded by Barbara Youngblood to reverse the previous action of the Board and not proceed with Notice of Intention to Enforce Covenants & Restrictions.

Board Members Voting in Favor of the Motion

Barry Skinner
Barbara Youngblood
Patty Caulfield

Board Members Voting Against the Motion

Jill Nickols
Alan Petrie

Motion Carried

Motion made by Patty Caulfield, seconded by Barbara Youngblood to name Barry Skinner as Registered Agent with the State of Florida.

All Board Members Present Voted In Favor, Motion Carried.

NEW BUSINESS

Committee Appointments

Motion made by Patty Caulfield, seconded by Alan Petrie to appoint a committee of the whole to serve as the Nominating Committee.

All Board Members Present Voted In Favor,

Motion Carried.

Motion made by Barry Skinner, seconded by Patty Caulfield to appoint Barbara Youngblood as the Board liaison to the Maintenance Committee and appoint the following as members to the committee:

Earl Henry	Jim Herman	Bob Komarisky
George Shapanus	Bill Graef	

All Board Members Present Voted In Favor,

Motion Carried

Motion made by Barbara Youngblood, seconded by Jill Nickols to appoint the following as members to the Architectural Control Committee:

Earl Henry	Harlan Gottlieb	Blake Plumbly
Pam Hermann	Jim Horst	Felix Rodriguez
Anthony Morretta	Harold Bell	Speed Thomas

All Board Members Present Voted In Favor,

Motion Carried.

OPEN HOMEOWNERS FORUM |

The meeting was now opened to the homeowners.

ADJOURNMENT

Motion made by Jill Nickols, seconded by Barbara Youngblood to adjourn the meeting.

All Board Members Present Voted In Favor,

Motion Carried.

Meeting adjourned at 9:27 pm

Respectfully submitted,

Frayda R. Morris, PCAM, LCAM
Community Association Manager