

KINGS COVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

FEBRUARY 19,2004

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 2000 Dutchess Lane, Winter Park, FL at 7:00 pm on February 19,2004.

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
Barbara Youngblood
Jill Nickols
Patty Caulfield

Board Members Absent: Alan Petrie

Others Present: Frayda Morris, D & F Management, LLC
Blake Plumley, ARC Liaison
Homeowners

APPROVAL OF PREVIOUS MEETING MINUTES

Motion made by Jill Nickols, seconded by Barbara Youngblood to approve the minutes for the Board of Directors Meeting that took place on November 17,2003.

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 January 15. 2004.

All Board Members Present Voted In Favor, Motion Carried.

COMMITTEE REPORTS

ACC Committee

As Liaison for the ACC Committee, Blake Plumley gave the Committee's report. The Committee will meet every fourth Wednesday of the month. Frayda Morris, Property Manager will forward all items to the Committee for their consideration at their scheduled meeting. Motion made by Barbara Youngblood, seconded by Patty Caulfield to approve and accept the ACC Committee's report and recommendations.

All Board Members Present Voted In Favor, Motion Carried.

A copy of the ACC Committee summary from their meeting that took place on February 11,2004 is attached and will be place in the official records for the Association.

Maintenance Committee

Chair of the Maintenance Committee gave the floor to Committee Member Earl Henry to review with the Board the Committee's activity.

Motion made by Patty Caulfield, seconded by Jill Nickols to dispose of the benches that have recently been replaced with new benches by the Committee.

All Board Members Present Voted In Favor, Motion Carried.

Motion made by Patty Caulfield, seconded by Jill Nickols to accept the verbal Maintenance Committee's report.

All Board Members Present Voted In Favor, Motion Carried.

Social Committee

Patty Caulfield spoke on behalf of the Social Committee. Julie Plumley is the Liaison of the Social Committee and Amy Lembaro is a Committee Member.

The Committee is discussing neighborhood events such as a Block Party and a Neighborhood Garage Sale.

Motion made by Jill Nickols, seconded by Barbara Youngblood to accept the Social Committee's verbal report.

All Board Members Present Voted In Favor, Motion Carried.

FINANCIAL REPORT

Motion made by Barbara Youngblood, seconded by Jill Nickols to receive the financial report prepared by D & F Management for the period ended January 31,2004.

All Board Members Present Voted In Favor, Motion Carried.

Motion made by Barbara Youngblood, seconded by Jill Nickols to write off the interest charge to accounts 4321ST, 4397ST, 4428ST and 4444ST.

Members voting in favor of the Motion: Barbara Youngblood
Jill Nickols
Patly Caulfield

Members voting against the Motion: Barry Skinner

Motion Passes.

Motion made by Jill Nickols, seconded by Barbara Youngblood to allow account 4405ST to pay assessments in two (2) installments. The first installment has been paid and the balance is due no later than June 1, 2004.

All Board Members Present Voted In Favor, Motion Carried.

Banking Resolution

Motion made by Jill Nickols, seconded by Barbara Youngblood to approve the resolution as presented by Wachovia Bank.

All Board Members Present Voted In Favor,

Motion Carried.

MANAGER'S REPORT

Motion made by Barbara Youngblood, seconded by Patty Caulfield to receive the Manager's Report.

All Board Members Present Voted In Favor,

Motion Carried.

OTHER ITEMS

Motion made by Barbara Youngblood, seconded by Jill Nickols to approve disposing the old holiday decorations currently being stored in Patty Caulfield's garage.

All Board Members Present Voted In Favor,

Motion Carried.

OPEN HOMEOWNERS FORUM

The meeting was now opened to the homeowners.

NEXT MEETING DATE

The next Board of Directors meeting will be held at 7:00 pm on March 18, 2004 at 2000 Dutchess Lane.

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 9:16 pm

Respectfully submitted,

Frayda R. Morris, PCAM, LCAM
Community-Association Manager