



**KING'S COVE HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 2, 2019**

CALL TO ORDER

Meeting of the Board of Directors of King's Cove Homeowners Association, Inc. was called to order by Michelle Carter, President at Faith Outreach Church at 7:07pm.

QUORUM PRESENT

Michelle Carter, Heather Fipps, Bill Harris & Walt Howard

APPROVAL OF PREVIOUS MEETING MINUTES

Walt Howard motioned to approve, seconded by Bill Harris. All present voted in favor. Motion carries - Approved.

OFFICERS REPORT

President/Secretary

- Currently the HOA has received 82 of the 96 Homeowners dues. Leaving (14) outstanding. Late notices were mailed out in March.

Treasurer

- Discussed expenses and budget for 1st quarter.

COMMITTEE REPORTS

ARC Committee

Walt Howard present for ARC Committee

- Discussed getting more compliance with ARC and homeowners submitting application for all exterior work.
- Letter sent to Homeowner after complaint received for abandoned vehicle and fence falling apart, Homeowner has 14 days to comply.

Maintenance Committee

Walt Howard & Paul Carter present for maintenance committee.

- Electrical work will be needed for the lighting at the monument wall, will need to obtain pricing.
- Deferring the replacement of the (2) benches for now and maintenance will make repairs.

Social Committee

No Representative for Social, still looking for committee person to be involved.

CONTINUING BUSINESS

- Purchase of Replacement Trees is no longer required, Seminole County accepted the trees that the HOA planted to suffice the requirement. Michelle worked with Seminole County to obtain compliance.

NEW BUSINESS

- Pressure Washing Front Entrance/Sidewalks – 3 proposals were obtained. Motion to approve the lowest proposal for Prestige Pressure Cleaning at \$989.00 by Bill Harris, Walt Howard seconded. All present voted in favor. Motion carries - Approved.
- Bidding out the Landscape Contract – Michelle working on a scope of work for the contract to provide to vendors.
- Community Brick Wall Maintenance & Repairs – CC&R's Article I, Section 4 – Landscape Buffer & Article IV, Section 2 Purpose of Assessment state the HOA to maintain and repair the brick wall around the community. Board agreed to have the HOA Attorney review for determining the language with the documents so we know how to move forward with maintenance and repairs.
- Management Company/Compliance – Working towards potentially hiring a management company to help with compliance within the community.

OPEN HOMEOWNER FORUM

Motion to adjourn Board Meeting by Walt Howard, seconded by Heather Fipps.
Meeting adjourned at 8:14PM



**KING'S COVE HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING MINUTES
April 22, 2019**

CALL TO ORDER

Meeting of the Board of Directors of King's Cove Homeowners Association, Inc. was called to order by Michelle Carter, President at Front Entrance to Community at 6:01PM.

QUORUM PRESENT

Michelle Carter, Heather Fipps, Bill Harris & Walt Howard

APPROVAL OF PREVIOUS MEETING MINUTES

Meeting Minutes from April 2, 2019. Walt Howard motioned to approve, seconded by Bill Harris. All present voted in favor. Motion carries - Approved.

CONTINUING BUSINESS

- Irrigation Pump Replacement – Proposals were presented from Lewis Outdoor (\$4,100), Neese Irrigation, Inc. (\$4,100) and Bill Pentz Well Drilling (\$5,700). Motion by Bill to move forward with Lewis Outdoor for the pump replacement, Walt seconded, all present voted in favor. Motion Carries.
- Community Brick Wall – Addressed issues brought to board by concerned homeowner regarding condition of exterior wall and repairs needed. Association Attorney was asked to analyze CCR's for community to determine action to take, Board discussion based on analysis of documents concerning the wall. Walt Howard to start obtaining proposals for community wall repairs.

OPEN HOMEOWNER FORUM

ADJOURNMENT

Motion to adjourn Board Meeting by Walt Howard, seconded by Bill Harris.
Meeting adjourned at 6:23PM

