

Meadow Cove Homeowners' Association
Board of Directors' Meeting

Minutes
February 11, 2020, 6:30 pm

Rules: Everyone may comment on an Agenda item, but the limit is 3 minutes for each line item. The President will recognize a speaker; there will be no crosstalk during a comment. At all times, the comments will be civil and on point.

1. Call to Order

2. Roll Call

Board: Kelly Wenzlick, Annette Dahl, Peter Stasio, Katie Stasio, Steve Corson, Marta Munson. Absent: Linda Cutting

Association: Rhoda Phillips, Walter Lundelius, Clara Lundelius

3. Review and approval of minutes.

Motion made by Pete to approve the minutes for the 01.21.2020 meeting; seconded by Kelly. Motion passed.

4. Officer reports

- a. Treasurer: *Current bank balance is \$12,374.29. 43 homeowners have not paid the Assessment. (Please see the attached 2020 Budget for detail.)*
- b. Secretary: *No report; not present.*
- c. Members At Large: *Welcomed one new person on Clover Circle*
- d. President/VP: *Name badges with green lanyards made by Annette were passed out. These badges were created so that Association homeowners' can identify an MCHOA Board member who might come up to your door. A safety measure for both the homeowner and the board member.*

5. Committee Reports

- a. ACC: *2 roofs, 1 exterior painting, and 1 front entrance screen enclosure approved.*
- b. By-Law Amendments: *Amendments to the By-Laws, when completed, will require attorney approval at approx.. \$500. Please add to the 2020 budget.*
- c. Nominating: *Two new members will need to be recruited. The former members, Katie and Kelly are now board members; therefore, they cannot serve of this committee.*

6. Association Member Presentation(s) *(This time is set aside should an Association member attending the meeting desire to present an issue to the Board.)*

Presentation by Walter Lundelius. He would like to volunteer for the ACC. He has served on numerous boards and is currently a VP of a non-profit entity.

7. New Business

- a. 2020 Budget – Discussion: *Motion made by Pete to approve the 2020 Budget; motion seconded. Budget approved. (Budget attached.)*
- b. Insurance Policy – Discussion: *Resolved that Treasurer, Annette, and Committee Chair, Sharon, will work with the insurance agent to amend the policy to drop the vehicle coverage (\$200) and add board members to the declarations sheet. Will also get clarification as to the retention pond coverage (\$800). Will keep the current coverage until a suitable HOA-specific policy can be found.*
- c. Term Limits – Discussion: *No resolutions. Agreed to table the discussion until the By-Law amendments are concluded.*

- d. Annual Report/Change Registered Agent – Discussion: *Resolved that Treasurer will file the Annual Report with the state as well as change the Registered Agent to the current President.*
 - e. Committee Volunteer Candidates – Discussion: *3 volunteers for the ACC.*
 - f. Removal of hurricane plywood on homes – Discussion: *Resolved that a letter will be sent to homeowners' requesting removal of the hurricane plywood from windows.*
 - g. Facebook – Discussion: *Discussed appropriateness of communication of news items via FB. Questioned that it does not reach all of the Association members. Resolved that communication will be news items that will be included in the newsletter. Anything of urgency or requiring a vote, will be sent via USPS.*
 - h. Board Certifications – Discussion: *Per FL Statute 720.3033(1): certifications received from Marta, Sharon, Pete, Steve, Kelly, Katie, and Annette.*
8. **Old Business** *None*
9. **Comments:** *None*
10. **New Agenda Items:** *Continued discussions: DC&R, Insurance, FB; New items: website; home rentals; board meeting video/recording policy.*

Adjourn:

Motion to adjourn made by Walter; seconded by Katie. Meeting adjourned at 7:45pm. Next meeting: March 10, 2020 at 6:30 pm.