Paradise Cove Homeowners Association

C/O C & C Property Management

Minutes of the Board of Directors Meeting of February 6th, 2025

Board members:	John Hurley	President
	Ted Iwanowski	Vice President-
	Rosalind Reid	Secretary
	Theresa Miller	Treasurer
	Solange Hoff	Director
Others present:	Rich Cardosi	C&C Property Mgt

Call to Order 6:30 pm

This meeting was held on Zoom. Notice of this meeting was given to the membership via the Dock Newsletter and a temporary sign posted at the entrance on Peppertree. Manager called the meeting to order at 6:30 pm with a quorum of all 5 Board members present. Owners were present in person and via Zoom with general questions about the HOA.

Approval of Previous Minutes

The Board reviewed the minutes of the November 20th, 2024 Motion to approve as amended to correct a typo in Open Business was made by Mr. Iwanowski, and seconded by Mr. Hurley, with a 5-0 vote in favor.

Approval of Financial Reports

The Board reviewed financial reports for the preceding period through December 31st, 2024. Motion made to approve the current reports as presented was made by Mr. Hurley. Motion was seconded by Ms. Hoff, with a 5-0 vote in favor.

Open Business

Common Area Maintenance

The status of the landscaping was reviewed and discussed by the Board.

The Board reviewed the work performed by True North landscaping inside the lake area. The work was done well, but the Board noted there are still several larger volunteer trees in the area, which they intend to address during the summer when the water level is lower allowing safer access for the arborist.

The ongoing project at the entryway was discussed and the Board agreed on the general concept of both sides matching with identical plantings, and re-reviewed the proposal from Cal-Val to complete this task. The Board requested that a proposal also be obtained from True North to complete this job. Mr. Hurley noted that there are still roots which need to be removed from this area as well. This work is still in progress.

The Board discussed the contract with Cal-Val noting that there is some work which is not being completed in a timely fashion including the area inside the lake. This has necessitated the use of an alternate contractor for this job. Board reviewed a revised copy of the scope of work and bid package for the landscape contract, as well as one new proposal from another landscape contractor. Mr. Hurley and manager agreed to meet to review, make any needed changes to the scope, and possibly re-negotiate the Cal-Val contract, splitting the work into parts, possibly with different contractors for each part.

Lagunita Court Pathway: The Board continued the discussion regarding repairs to the retaining wall at the north end of the lake. The presentation prepared by Mr. Iwanowski has been added to the website for the members to access, and a proposal to complete the job has been reviewed. Noting the high cost, and the relatively long-term nature of this project, the Board determined it to be in the best interest of the community to continue accumulating funds until this project can be completed without negative impact to the associations overall finances.

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Director Elections:

The 2025 Director election is underway now with an open nomination period which started Dec. 5th and will run through March 6th, 2025. If the number of candidates exceeds the number of available seats (3) then ballots will be distributed and the conclusion will be scheduled for the May meeting.

New Business

Meeting Schedule for 2025:

The Board discussed alternate meeting schedules due to the unavailability of the Realtors office on the previous set-schedule (1st Thursday of the month). The Board agreed on the following schedule:

- Tuesday, May 1st – which will also be the election meeting, and the Board is seeking a venue to hold this as an in-person meeting.
- Tuesday, August 5th in conjunction with National Night Out
    - *Executive session meeting on Thursday August 7th*
- Thursday Nov. 6th via Zoom (Unless an alternate venue is secured)

Policies and Procedures:

Mr. Iwanowski is preparing a draft of a new election policy which will enable online voting in future elections. The Board will review the draft at the next meeting and then distribute it to the membership for the mandatory 28 day review prior to formal adoption at the following Board meeting.

The Board reviewed a fee reduction policy provided by the collection company to establish parameters within which the company can approve payment plans on delinquent accounts. The Board determined it best to review each matter on a case by case basis rather than having a one-size-fits-all policy. Proposal was not approved.

Adjournment to Executive Session– 8:02 pm

- *Current CC&R Violation report was reviewed and discussed.*
    - *The Board reviewed and discussed correspondence from owners with CC&R responses*
    - *Fines issued for ongoing violations*
- *The Board reviewed an architectural submission for front porch fencing which was approved*
- *The Board discussed all open collection issues.*

Respectfully Submitted By,

Rich Cardosi
Association Manager

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