

Paradise Cove Homeowners Association

C/O C & C Property Management

Minutes of the Board of Directors Meeting of May 2nd, 2024

Board members:	John Hurley (<i>absent</i>)	President
	Larry Spiteri	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 a temporary sign posted at the entrance on Peppertree. Manager called the meeting to order at 6:30 pm with a quorum of 4 Board members present. Ms. Abigail Padou of Pro Elections was also present and after a brief introduction, commenced the ballot count for the Director election which was discussed further in open business.

Owners were present with questions and comments about the entryway landscaping which was discussed in open business.

Approval of Previous Minutes

The Board reviewed the minutes of the November 2nd, 2023 meeting. Motion to approve as presented was made and seconded, with a 5-0 vote in favor.

Approval of Financial Reports

The Board reviewed financial reports for the preceding period through March 31st, 2024. Motion made to approve the current reports as presented was made, seconded and passed with a 4-0 vote.

Open Business

Common Area Maintenance

The status of the landscaping was reviewed and discussed by the Board. The entryway has not been complete and several members complained about its appearance. The Board reviewed a previous proposal from the Landscape Contractor to complete the installation of new shrubs and bushes in the entryway area. Revisions were requested because the demolition work has been completed, so the cost should come down considerably. The Board came to a consensus that the contractor shall complete this job, and agreed to review the revised proposal as soon as it is available and sent out by email.

Lagunita Court Pathway: The Board reviewed the final report from the geotechnical engineer, KC Engineering. The report contained a large amount of data about soil and lab reports performed, and suggested two primary options to correct the problem.

1. Rebuild the wall with the same materials, except this time using geo-technical fabric which would extend into the two homes backyard, or
2. Build and all-new wall which would need the fabric and would be less invasive, but would cost more.

In addition, they recommend removing the asphalt pathway altogether and laying down a new road over a properly repaired surface.

The Board is considering these options along with different funding options to complete any project, and agreed that the Board's attorney's should be engaged to assist with this project.

Electrical Work in common area

Matthews Electric was approved to re-wire the 110 volt circuits on the west side of the lake. This work is scheduled to be completed by mid-month May.

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Flock Cameras:

With the 2 year Flock contract renewal coming up soon, the Board conducted new poll to help determine whether or not the community still desires to keep the camera system in place. 13 responses were received with 5 in favor of keeping them, and 8 against. Taking these results into account, the Board made a motion not to approve the contract and to remove the system. Motion was seconded and a vote of 3 in favor and 1 against.

Elections 2024:

Pro-Elections tabulated the ballots for the Director election and announced the results as follows:

Number of Ballots Received: 35, Quorum Achieved

2 Seats Up for Election: Results:

John Hurley Jr 23 votes - ELECTED

Ted Iwanowski 23 votes - ELECTED

Larry Spiteri 19 votes - not elected

Overvote-invalid 2 ballots

IRS RESOLUTION Vote on Resolution Regarding IRS Revenue Ruling No. 70-604:

Yes 28 votes - APPROVED

No 5 votes

No Response 2 ballots

New Business

HOA Meeting Schedule:

Due to the unavailability of the Board of Realtors meeting facility on the regular "first Thursday of the month" schedule, this meeting was held via zoom, and next meeting was tentatively re-scheduled for November 20th 2024 meeting. The intervening meeting of August 1st will be held on Zoom for an executive session only since National Night out is on August 6th this year.

National Night Out:

The Board discussed plans for this years national Night Out social event on August 6th. Manager registered the community for this event, and it will be held in the patio area. A shelter for shade, tables and chairs, and food will be provided by the association. This year, a Mexican food vendor will be used. Mrs. Hoff agreed to arrange food vendor, and purchase a corn-hole game set with a budget of \$150, which was unanimously approved by the Board. Plans will be for 100 people, and the event will be promoted via the Dock newsletter, and a large banner in the common area.

Lien Resolutions:

The Board resolved to file liens on two homes for non-payment of assessments:

File 24-04123 – and File 24-03029. Motioned, seconded, and resolved with all in favor.

Adjournment to Executive Session– 7:50 pm

- *Current CC&R Violation report was reviewed and discussed.*
 - *The Board reviewed and discussed correspondence from owners with CC&R responses*
 - *The Board held hearings with owner for an ongoing violations – fines issued*
- *The Board discussed collection issues. – two lien resolutions were approved*

Respectfully Submitted By,

Rich Cardosi
Association Manager