

Diamond Cove HOA / Diamond Cove REC

Board Meeting Minutes – Approved

August 13th, 2020 6:30 PM

Location: Delta Hotel-Imperial Room

12490 S. Apopka Vineland

Orlando, Fl. 32836

2020 BOD Members : Rozalia Deborde-President (22), Frank Moore-Treasurer(22), Sharon Neustaedter-Secretary(22), Directors: Alex Deazuero(20), Janet Betta (21)

- I.** Comments from Neighborhood-not part of minutes: Only homeowners allowed at the HOA meetings. Is there anyone at this meeting that isn't a homeowner?
According to Florida Statutes each homeowner has three minutes to discuss any item. After this homeowner comment period at the beginning of the meeting, no comments from homeowners are entertained by the board to allow the board to deal with the business of the HOA at the meeting. These are the items on the agenda:

homeowners present

- II. Call to Order:** 6:32PM by Alex
- III. Quorum:** Rozalia Deborde, Frank Moore-Treasurer, Alex Deazuero, Sharon Neustaedter, Janet Betta and also present is Karl Schuberth LCAM with Southwest Property Management.
- IV. Notice of Meeting:** Community signs, on www.SouthwestPropertyManagement.com and www.diamondcove.org
- V. Approval of Minutes:** Rozalia **MOTIONS** to approve the 5-21-20 minutes. Seconds Sherry: All Approve.
- VI. Committee Reports** Website Report Frank – No issues.
- VII. Manager's Report**
- A. Financials**
1. **Collections:** Motion to approve financials by Frank, 2nd by Alex. Approved.
 - a. Motion to waive fees? None.
- B. Maintenance Report – Karl report.**
1. **Diamond Cove**
 - a. Dead sod by the monuments was replaced by Brightview but they weren't happy with the sod that was delivered. They will replace. Open item.
 - b. There is one half of a tube-light at the third monument that is out. Karl called the vendor to replace. Open item. Also a light is out at the first entrance.
 2. **Diamond Cove REC**
 - a. Sealcoating Quote: Motion to accept Miller Sealcoating bid to seal and stripe the Rec parking lot as an operating expense by Bonnie. 2nd by Frank. Approved. Waiting for curbs to be installed. Karl to ask about cones. Schedule after curb work 1st quarter 2020. Done.
 - b. Pool Filter Grids, Pool Hinges and Plungers were replaced. **Done.**
 - c. Karl has asked Brightview to remove the vines at the end of the hedge by the dock. **Open item.**
- C. ARC Report** See attached.
- D.** Vinyl Fences Apps and Installations – 4 apps and three installs.
- E.** Fence spec for how close to street a fence can be? Recent install at 8001 Bangle raised the question. No motion at this time.
- F.** Fruit trees in front yards, side yards or easements? Attracts snakes and rodents. Low-hanging branches block front of the house and creates security risk. Motion to not allow fruit trees in front yard, side yard or easements (grass areas between sidewalk and the street). Only permitted in back yard. Motion by Rozalia, 2nd by Sharon. All approve.

Southwest Property Management

- G. Motion to not allow any new trees or bushes in the easements (grass areas between the street and the sidewalks) unless required by HOA to replace a dead or removed tree or approved by the ARB. Motion by Frank, 2nd by Rozalia to approve as stated above. All approve.
- H. These can protrude into the street and block view of passing traffic.
- I. Special Sherwin Williams at Turkey Lake Rd. 45% discount paint pricing for Diamond Cove. Karl Report. One gallon of Super Paint only \$36.00. Price is less for a 5-gallon bucket. Karl to send e-mail blast about this.
- J. **Compliance** –Latest report will be e-mailed to the board later this month.

VIII. Old Business

- A. New Pool Pump Needed. Quote attached. Motion by Frank, 2nd by Rozalia. Approved. Done.

IX. New Business

- A. Meeting decorum rules. See attached. Motion to approve by Rozalia, 2nd Sharon to approve the attached document regarding meeting decorum rules Approved.
- B. Pool Closing – No mechanism to monitor the pool or sanitize facilities and rest rooms so pool is closed. Motion to open the pool or keep it closed? Motion by Frank, 2nd by Alex to keep the pool closed. Approved.
- C. Annual election date is November 19th. All details of how many board spots will be open and the election process will be announced in a mailing to all owners.
- D.

Adjournment: 8:30 PM **MOTIONS:** Seconds: All Approve.

2020 Board meeting dates: Every other month starting in January on third Thursday. September Budget meeting, Annual meeting in November.

COLOR CODE: YELLOW – MOTION GREEN – ACTION ITEM PURPLE – COMPLETED BLUE - OPEN
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