

Diamond Cove HOA / Diamond Cove REC

Board Meeting Minutes – Approved

May 21, 2020 6:30 PM

Location: Virtual Meeting

2019 BOD Members : Rozalia Deborde-President (22), Frank Moore-Treasurer(22), Sharon Neustaedter-Secretary(22), Directors: Alex Deazuero(20), Janet Betta (20)

Comments from Neighborhood-not part of minutes: 24 homeowners present

- I. Call to Order:** 7:05PM by
- II. Quorum:** Rozalia Deborde, Frank Moore-Treasurer, Alex Deazuero, Sharon Neustaedter, Janet Betta and also present is Karl Schubert LCAM with Southwest Property Management.
- III. Notice of Meeting:** Community signs, on www.SouthwestPropertyManagement.com and www.diamondcove.org
- IV. Approval of Minutes:** Rozalia **MOTIONS** to approve the 1-16-20 minutes. Seconds Frank: All Approve.
- V. Committee Reports** Website Report Frank -Frank e-mailed his report to board prior to the meeting.
Entrance Committee:
 1. Alex to straighten letters at second monument? Alex and Rozalia installed new letters. Done.
- VI. Manager's Report**
 - A. Financials**
 1. **Collections:**
 - a. Motion to waive fees? No action at this time.
 - B. Maintenance Report – Karl report.**
 1. **Diamond Cove**
 - a. Nothing at this time.
 2. **Diamond Cove REC**
 - a. **Curb Replacement:** Quote attached. Alex to check with his construction managers at work. Karl to check about another quote. On **HOLD** until monument work is complete. Curb work scheduled for 1st quarter 2020 approximately. All new curb project completed. Done.
 - b. **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. Schedule after curb work 1st quarter 2020. See attached.
 - C. ARC Report**
 - D. New Solar panel guidelines-** See attached. **Motion** by Frank, 2nd by Rozalia to approve. Approved.
 - E.** Request for vinyl fence. New vinyl fence guidelines attached. **Motion** by Alex, 2nd by Rozalia to approve. **Approved.**
 - F. Compliance –**
 1. Revise docs to be able to charge homeowners for legal fees when they don't comply? See attached. **Motion** by Frank, 2nd by Rozalia to approve. Approved.
- VII. Old Business**
 - A.** Carp for ponds. Barrier approval. Rozalia? Rozalia to sign so Karl can send in. Done.
 - B.** New Pool Pump Needed. Quote attached. Motion by Frank, 2nd by Rozalia. Approved. Done.

New Business Motion by Frank, 2nd by Janet to give the ARB authority to deny a homeowner application if they have an outstanding compliance violation or a monetary obligation owed to the Association greater than 90 days. See attached. Approved.
- VIII.**

Southwest Property Management

IX. Adjournment: 9:05PM **MOTIONS Rozalia,**; Seconds Frank: 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