

Starlight Cove W.C.C Meeting Summary

July 6th, 2016

Hello Neighbor! Just in case you were unable to attend the Board meeting on Wednesday, July 6th and are interested in some of the meeting items that were discussed:

1. The President resigned and a new President will be appointed at the next meeting. As such, a vacancy on the Board of Directors exists. It was discussed as to how a new director would be appointed. It was determined to share the opening to interested homeowners via the internet with a deadline for submission by July 20th so that the Board could select a new director at the next meeting.
2. A new attorney was sought. Three attorneys were considered and two attorneys, Peter Molengarten and Jeff Rembaum, presented their knowledge and experience for provided council to Homeowner Associations. A motion was made to retain Jeff Rembaum of the firm of Kaye Bender Rembaum to represent the Association in all future legal matters. All were in favor.
3. Bulk cable progress was discussed. Management will contact CSI for an update or possibly explore other options if no progress has been made.
4. Five camera proposals were discussed. The proposals included two license plate cameras and one dome camera to be installed and networked with a new NVR at the guardhouse. A replacement wide view camera is to be installed overlooking the pool. Three operational and original cameras and DVR at the pool will remain and become networked with the replacement wide view camera. A motion was made to accept MONItech's proposal at a cost not to exceed \$2,920.45. All were in favor. Concern was expressed about the temperature in the guard house and its effect on the equipment. This will be discussed with the vendor and relayed to the BOD.
5. A proposal for the purchase of two security monitoring signs was discussed. Due to some of the ongoing issues at the pool, signs were suggested to remind patrons that cameras are in use and that appropriate rules must be followed. A motion to approve the purchase of security monitoring signs was made. All were in favor.
6. Storm water drain proposals were discussed. Twenty-eight of the 38 in the community were suggested for cleaning by 1 of 3 vendors. Steve made a motion to accept PCI Stormwater Solutions proposal at a cost not to exceed \$2,630.00. All were in favor.
7. Electrical proposals were discussed for the entrance to install additional and new outlet receptacles for holiday lights and a new auto-off guardhouse light. A motion was made to accept ABC's proposal at a cost not to exceed \$500.00. All were in favor.

8. The proposal from for planting common areas was reviewed. New sod, annual flowers, plants and mulch were proposed for the entrance and pool by 3 vendors. A motion was made to accept All-Seasons Landscaping. All were in favor.
9. Discussion was made to purchase and install a dwarf Royal Poinciana at a cost not to exceed \$200.00 for the common area at the end of Pleasant Green Way. A motion was made. All were in favor. Please note: The tree will be planted within the common area; however, it was advised by the vendor that planting of the new dwarf tree at the same location is virtually impossible since the ground will continue to settle for a year or longer, all the roots remain.
10. The paving project was briefly discussed and tabled for another date to be determined. It was suggested that a separate meeting be held solely for the roads. This meeting is tentatively schedule for August.
11. Violations were reviewed and fines were discussed. Four properties were recommended for fining.
12. A motion was made to adopt a documented fining schedule. All were in favor.

Do you have any comments or concerns? Homeowners wishing to discuss any individual, personal, homeowner matters with the Board, please plan to arrive at least 30 minutes prior to the monthly HOA Board of Directors meetings. At the pavilion, please sign-in and two Board members will be available to discuss any concerns or issues that you may have. This process is to benefit you by providing our full attention, as well as allows agenda matters to move forward more efficiently and appropriately so that other homeowners are not required to be present for personal, non-agenda related discussions. Thank you.