

Natalie's Cove HOA
Board Meeting Minutes
October 9, 2022 | 5 PM
Report submitted by HOA Board Secretary

The meeting was called to order at 5:05 PM, ET. Board members in attendance included:

- Randy De Witt, President
- Barbara Marks, Treasurer
- Julie Carrino, Secretary

Board members absent included:

- Colleen Deegan, Vice President
 - Bob Deland, Board Member
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Randy confirmed the next board and general meeting date voted on at the July 2022, board meeting.

Next meeting is November 6:

- Board Meeting - 4:30-5:00
- General Meeting - 5:00-6:00

Meeting minutes from the July 2022, board meeting was confirmed including the Estoppel fee - raised to \$75

- Treasurer report: We have \$7,000 in the bank. With invoices another \$3,000 coming in. We just got a payment of \$240.
- Delinquent Fees:
 - One member behind almost \$1496 (12157). They started to be delinquent in April of 2019.
 - Options for delinquency are cajoling through calls and letters. The next option is to send them a legal letter requesting payment. We are entitled to charge a penalty or charge for late payment (bank rate plus). We can file a lien against their house or file a claim in small claims court, but that is not the first choice. We would like to get them on a payment plan of 3 payments of \$500 per month. If they do that we will not move forward with a lien. Barbara makes a motion that we contact the homeowner that is delinquent. If they agree to the three payments in the next three months, we waive the penalty fees. Approved unanimously.
- Schedule FL required HOA training - There is a question as to whether board member training through the state is required for an HOA as small as ours. Randy will look into it and get professional feedback. If training is needed we will schedule during the next meeting.

- Board discussed proposed change to the HOA Bylaws - Randy brought forward proposed language to change the bylaws, as mentioned by Bob at the July meeting. Barbara motion is passed to defer to a later date when Bob is present, who requested the changes to make sure that the language meets the spirit of the requested changes. Approved unanimously.
- Holidays - We could request a hospitality committee to plan for the holidays. For Halloween, we can let people know that we want to limit the amount of traffic in the cul de sac, and that we want to bring food, tables, etc. in the cul de sac. Start celebrations at 6:00 so younger kids can participate before the nighttime trick-or-treating.
- No new business was discussed. Meeting motion to adjourn was made by Lisa, second by Randy. Approved unanimously. Meeting adjourned at 5:40 PM