

Natalie's Cove HOA
Board Meeting Minutes
July 17, 2022 | 5 PM

The meeting was called to order at 5:06 PM, ET. Board members in attendance included:

- Randy De Witt, President
- Barbara Marks, Treasurer
- Bob Deland, Board Member

Board members absent included:

- Colleen Deegan, Vice President
- Julie Carrino, Secretary

Potential meeting dates for board and general meeting were discussed. Randy proposed the following dates/times for upcoming meetings.

August 14, 2022

Board Meeting, 4:30 – 5 PM

General Meeting, 5 – 6 PM

October 9, 2022

Board Meeting, 5 – 6 PM

November 6, 2022

Board Meeting, 4:30 – 5 PM

General Meeting, 5 – 6 PM

Bob Deland motioned to approve the meeting schedule, the motion was seconded by Barbara Marks. The motion was approved unanimously.

Barbara Marks, Treasurer paid the HOA association insurance invoice for the renewal of the Acentria Policy on April 23, 2022. The invoice totaled \$5,732.75. The policy is in effect from May 1, 2022 through May 1, 2023.

Randy read a request from a homeowner to change paint color for 12381 Natalie's Cove Road to Behr Silver Mine with Bright White Trim. The request was approved unanimously.

Randy discussed the estoppel letter process, requirements, and customary associated fees charged to Title Companies by HOAs. The board discussed the issue. Barbara motioned the HOA implement a \$75 estoppel letter fee. The motion was seconded by Bob. The motion was approved unanimously.

The treasurer submitted her report that included the Accounts Receivables and current Bank of America Statements. The expenses since June 1, 2022 include bank fees \$6, FPL \$48.53, Lawn Maintenance \$520. The balance as of July 16, 2022 is \$6694.38.

The board discussed the required Florida HOA training. Barbara will investigate purchasing the training tickets for the board members that have not completed the training. The board established a goal of October 1, 2022 to have all members complete the training.

Randy presented a path to modifying the HOA By Laws. The board discussed the importance of maintaining a safe, beautiful, harmonious community. The board directed Randy to draft a motion for board review. Further, the board directed Randy to develop a survey of owners to update information necessary to communicate with the owners and residents of Natalies Cove Road.

There was no new business. Bob motioned to adjourn the meeting, the motion was seconded by Barbara. The meeting adjourned at 5:40 PM.