

SMUGGLERS COVE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JANUARY 10, 2017

MINUTES

BOARD MEMBERS PRESENT

Lisa Rogers
Scott Hinton
Carla Encarnacion

OTHERS PRESENT

Odie Ware
Cheryl Kelley, EPM

Call to Order:

The meeting was called to order by Lisa Rogers at 5:35 p.m.

Approval of Minutes: Carla made a motion to approve the minutes of the 11/1 BOD meeting. Lisa seconded, and the motion passed unanimously.

December Financials: Cheryl Kelley presented the December 2016 financial report. Cheryl reported that the December/ Year end finances look good, Net income for 2016 \$3022.89. Board would like to increase Reserves and begin property improvements in 2017. There is a lot of work to be done on the Receivables, bringing the outstanding accounts current is key for the association. Statements to all owners with outstanding balances due have been sent to all owners. Year-end updating and rechecking of all mail sources have been done to ensure all payments have been posted, before any accounts were turned over for collection.

Year end, Regions accounts have been closed to save service charges, accounts moved to Gulf Coast Bank. Operating and Reserve accounts.

Monthly Aged receivables, accounts reviewed, any balance due over 60-90 days will be forwarded to First Source Funding for collection and/or lien procedure will begin if unpaid. (see new business)

OLD BUSINESS:

- A. **Landscaping:** Overall entry landscaping; entry and pool, clubhouse area discussed
- B. **Entry Sign update/Entry Lighting**
Lisa stated she is continuing to work on the Entry Signs, delays due to costs for signs and permitting restrictions. Lisa stated she has found a sculpture for entry, cost approx. 275 + shipping of 72.00 + concrete slab costs. Options discussed. Carla volunteered to call contacts regarding signs
- C. **Front Entry Wall Repair:** Tabled
- D. **Shelter for pier:** Tabled until Spring
- E. **Violations/Yard:** Letters from management have been mailed, Cheryl EPM will follow up Send 2nd notices for compliance
- F. **Bylaws, Covenants & Restrictions:** Documents were discussed, how to process & update, Much work to do, updating and reading all documents. State of FL statute changes/updates helps the process. Documents would require re-writing then presenting to owners, attorney review, require majority owners vote & accepted by State of FL. Lisa asked the board to look at the current documents and changes suggested to current docs. To be discussed at next meeting.

NEW BUSINESS:

A. Accounts Receivables/ Collection FSF: Cheryl stated First Source Funding has received the list of outstanding accounts, letters will be sent to owners with overdue accounts.

B. ACC: Architectural Control Committee:

Arcenau, plans have been submitted to ACC Board, request for changes have been sent back to owner and builder. Site Plan of Home on the lots requested
Garage design needs to be integrated with the roof line.

Future planning for ACC Board to be put in place, ideas discussed, such as: Road Impact fee/
Plan Review fee, paid to Association.

Next meeting will be April 4th

Meeting was adjourned at 6:35

Respectfully Submitted,

Cheryl E. Kelley