

SMUGGLERS COVE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 11, 2017

MINUTES

BOARD MEMBERS PRESENT

Lisa Rogers
Lori Bodie
Carla Encarnacion

OTHERS PRESENT

Nancy Perez
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 January BOD meeting, Lori seconded, and the motion passed unanimously.

March Financials: Cheryl Kelley presented the 1st quarter/March 2017 financial report. Cheryl reported that the finances look good, continue to make good progress with Receivables. Lisa made a motion to accept the March financials, Lori seconded, all approved.

OLD BUSINESS:

- A. **Front Entry Wall Repair:** Sat and Sunday, April 8 & 9, repair 2nd wall 4/10, then paint 4/11.
Obie, Garry and Steve are doing the repairs.
- B. **ACC: Architectural Control Committee:**
Arcenau, plans have been submitted to ACC Board, request for changes have been sent back to owner and builder. Carla stated, looking the landscape plan, owner has not resent plans, tabled for now.
- C. **Rezoning Update** – Property Across SC on 98 – Letter sent from Lisa was acknowledged.
250 multifamily units, Rezoning update, LHP is also opposing this development.
Lisa, Carla & Lori will attend the meeting.
- D. Spring Clean Up – Sat & Sun, Apr 22 & 23

Completed / in progress:

- Pool, sidewalk, pump cover power wash & rust remover, Steve, Carla is monitoring the restrooms
- Full section of pier replacement & loose board replacement,
- Entry palms trimmed of dead fronds, Bains Landscaping
- Entry palms and both canary palms fed specific nutrients for spring, Lisa
- (3) Street lamps excess overgrowth removed for painting, Lisa
- Paint on hand for street lamps and road arrows/speed bumps Neighborhood Project
- Small signage on hand for installation
- Metal art sculpture on hand for installation

- E. **Drain:** Hole in road repair by north drain was discussed, planning for solution and funding of project. Cement previously poured, sinking in roadway. Garry is to look into this.
- F. Neighborhood Yard Sale – Sat, May 20
- G. Summer Kick-Off Party – June 4th Sunday
- H. **Update Bylaws and Covenants**
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. All agreed to form a committee to start the review process.
- I. Grievance Committee, members: Paul Jenkins, Garry Cathey and Marshall Miller
- J. Notice to Paul for mulch bags in front yard, Cheryl/EPM will sent, final notice.

*Smugglers Cove Board of Directors is working very hard to take care of the neighborhood, residents should be very appreciate for their dedication and progress.

Next Board meeting will be July 11, 2017

Annual Meeting tentative date set of: November 7, 2017

Meeting was adjourned at 7:20

Respectfully Submitted,

Cheryl E. Kelley