

MINUTES OF THE CRYSTAL COVE RESORT HOA
BOARD OF DIRECTORS MEETING
TUESDAY JANUARY 27th 2015

The Board of Directors of the Crystal Cove Resort Homeowners Association held their Board Meeting on Tuesday January 27th 2015 at the Crystal Cove clubhouse.

Present were Board members, Dona Bluteau, Raissa Magalhaes and Bernard Thillet. Also present Martyn Thorley LCAM of Association Solutions and a number of homeowners.

Call to Order

A quorum being present, the meeting was called to order at 6.34pm.

Review and Approval of Minutes

The minutes of the September 16th 2014 board meeting were read. Motion was made by Dona Bluteau and seconded by Raissa Magalhaes and the minutes were unanimously approved for the September 2014 meeting.

Financial/Management Reports

Martyn Thorley reviewed the November 2014 Financials and Management Reports on a line by line basis with the Board. Upon motion duly made by Dona Bluteau and seconded by Raissa Magalhaes, the November 2014 Financial Statements were unanimously approved.

Old Business

Security Cameras: Martyn Thorley confirmed that the new security cameras have been installed at the entrance to the community. We will now be able to see all vehicles entering and leaving Crystal Cove and be able to record their License plate details.

Pedestrian Gates: Martyn reported that the locks on the pedestrian gates have been repaired. If anyone does not have a key for these they are available from either Wendy the clubhouse host or by calling in at Association Solutions office in Kissimmee.

Gate Access Remotes: Martyn said that if anyone wishes to purchase a remote at a cost of \$50 they are also available from Wendy in the clubhouse (by prior arrangement) or by calling in to the Association Solutions office, 811 Mabbette St Kissimmee.

Trash Cans: Following the last meeting a quotation was obtained from the landscapers to put away the trash cans once per week. The figure quoted was \$1.25 per home per week. The Board members discussed this and one or two homeowners also gave their views. As no consensus could be reached, this item will be tabled for discussion again at the next Board meeting.

New Business

Bernard Thillet said that a number of dog owners were walking their dogs without them being leashed and also not picking up after their pet. He asked if signs could be placed reminding owners of their obligations under the law. Martyn said that there were signs already in the common areas, but he would arrange for more to be placed around the community. If people see an owner with a dog not on a leash, they need to call Code enforcement who will take action against the owner

Owners Forum:

A Homeowner said that there were a number of old Christmas trees on the sidewalks that had not been collected by the County Waste collection service. Martyn said that he would contact the County and if the County would not collect the trees he would ask the landscapers to remove them.

A Homeowner said that there was a rooster at a home on Emerald Green Ct. As poultry is not permitted in the community Martyn said that he would write to the owner of the property asking for the bird to be removed.

A Homeowner said that there was a commercial vehicle being parked overnight in the community. Martyn said that he would take action once the property had been identified.

A Homeowner asked if it was possible for the HOA to contact all the property management companies in the community to see if they could meet to organize the putting away of trash cans between themselves. Martyn said that he felt that this was something that the management companies should organize themselves and was not really part of the HOA's remit. Martyn said that he would contact the County waste department though, to see if both regular trash and recyclable trash could be collected on the same day, to try and help the situation.

An owner asked if the Board could send out an email to owners informing them about the new cameras at the entrance in case they needed to ask the Osceola Sheriff's department to access the footage from them. Martyn said he would arrange this.

Raisa Magalhaes said that it is a good idea for homeowners to keep a note of the serial numbers of any large electrical items in the home in case of a robbery or even putting security markings on such equipment. This would help owners identify their property if it were ever stolen.

Date of Next Meeting

The date for the next Board meeting is May 12th 2015 at 6.45pm at the Crystal Cove clubhouse. The Annual meeting will also be held on May 12th 2015 starting at 6.30pm at the Crystal Cove clubhouse.

Adjournment

There being no further business to discuss, Dona Bluteau motioned to adjourn and this was seconded by Raisa Magalhaes. The meeting was adjourned at 8.10pm.