

**Catalina Cove Home Owners Association
Minutes**

**Thursday January 29th, 2015
14515 Catalina Circle 7:00 PM**

Call to Order: Meeting was called to order by Bonnie Kessel at 7:03 PM

Roll Call: Bonnie Kessel (BK) - President, Chris Oeppinger (CO) - Secretary, Julia Depascale (JD) - Vice President, Nanette Wiser (NM) - Treasurer, Don Todd (DT) - Member at Large

Secretary's Report: The Nov. 18th Budget Report notes were read, all in favor for approval.

Treasurer's Report: Sophie Schuh reviewed the financial status and pointed out that we only have 1 month of reserve monthly expenditures in our account when we should have 2 months worth - at least.

Management Report: was presented by Sophie Schuh who reviewed our financial situation and status along with expenditures and delinquency and late fee status.

Old Business:

1. The Pond Spillway was approved in August and completed in January.
2. We had an unplanned expense for the Termite Bait System and now have a 10 year contract with a yearly check.
3. Our rented Automatic Pool Chlorination System has been replaced with an CCHOA owned system.
4. Pool Lock had broken and had been repaired by Danny Kessel.
5. Pool House floor needs to be replaced since water damage is raising the vinyl.
6. Tree Trimming at back gate in the Glades needs to be reviewed.
7. Residents with multiple vehicles on premises will be asked for proof of insurance of each vehicle. Letters will also go to owners of Units.
8. 3 Issues were experienced with big dogs in the community. Main issues were with dog at 9440 Tradewinds Ave.
9. CCHOA does not currently have a contract with any landscaping company for tree trimming.

New Business:

- 1) New Tile for Pool House Floor.
- 2) Review of Delinquencies and Late fees.
- 3) Review possibilities of shoring up the pond bank on Tradewinds Ave.
- 4) Letters to be sent to Homeowners/Residents about sedentary vehicles.
- 5) Letter to be sent to owner at 9384 Tradewinds Ave. about tree trimming
- 6) Amendments regarding Pets and vehicles in and on the properties were reviewed.

Membership Presentation:

Next Meeting: March 19, 2015 7:00 PM 14515 Catalina Circle

Adjourn: 8:15 PM, motion by BK, Seconded by NM, all in favor.

*Bonnie Kessel
3/19/2015*



Nassau Pointe Heritage Isles, HOA, Inc.

**Board Meeting Minutes
Thursday February 19, 2015
6:30 PM
Heritage Isles Club House**

- 1) **Call to Order:** Vice President Rose Connatser called the meeting to order at 6:30PM. Wallace Dixon and Diane Spellicy were in attendance. Quorum established. Jason Chiero joined the meeting while it was in progress. There were 6 owners in attendance.
- 2) **Management Representatives:** Gene Renda and Keri Palmer represented First Service Residential.
- 3) **Proof of Notice:** Notice was posted 48 Hours in advance of meeting according to Florida Statue on association property.
- 4) **Approval of Meeting Minutes:** Diane Spellicy made a motion to approve the December 18, 2014 and January 15, 2015 Meeting Minutes. Seconded by Wallace Dixon. Motion Passed.
- 5) **Treasurers Report:** Treasurer Wallace Dixon did an overview of the January 2015 Financials, and noted where adjustments are still being made.
- 6) **Managers Report:** There was no management report.
- 7) **Resident Comments:** Owner in attendance informed the board she has seen unleashed dogs running around and owners not picking up after their dogs. Jason Chiero suggested calling animal control to residents if unleashed dogs are spotted again.

Owner at 18113 reported the plumber believes the water damage in her unit is coming from the foundation outside.
- 8) **Old Business:**
 - a) Installation of Gutters Wallace Dixon reported in his update buildings 12,14, and 19 have been completed.

b) Community & DRB Handbooks – Diane Spellicy and Rose Connatser agreed to meet together to further discuss.

c) Dumpster Repair – Gene Renda will contact John at Capstone to further commence dumpster repairs. Jason Chiero suggested setup a meeting with him to walk through the work he has done already.

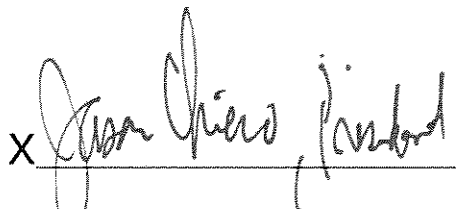
d) Olin Plumbing and LMP- Jason Chiero directed Gene Renda to setup meeting with Olin and LMP to map outdoor plumbing and irrigation systems.

9) New Business:

a) NPHOA- Board responsibilities discussed and confirmed.

b) Delinquent A/R- Rose Connatser update the board on collections and explained they should be down to 9 delinquencies shortly.

10) Adjournment: With no additional association business to discuss the meeting adjourned at 8:31PM. The next meeting date was scheduled for Thursday, March 19, 2015.

X 
Name, Title