

Nature's Cove Homeowners' Association, Inc.

Board of Directors Meeting
Highland Lakes Lodge

Minutes – February 13, 2024

Call to Order: Nancy Seminaro called the meeting to order at 2:02 pm.

Present: Board Members- Nancy Seminaro, president; Kathy Wilds, treasurer; Debbie Noble, secretary; Tom Montefinese, director; and Steve Bellomo, director. Monarch Association Management – Sue Marino. Approximately 20 other residents were in attendance.

Proof of Notice Posted – Nancy Seminaro reported proof of notice given, and the sign posted.

Establish Quorum: With all five Board members present, a quorum was established by Sue Marino, Monarch Management

Reading and approval of Minutes: (Debbie Noble) Vote

- Minutes from the November 7 Board Meeting and the January 9 Board Planning Meeting of the Nature's Cove board were previously sent out to all board members and residents. A motion was made by Debbie to waive the reading of the minutes, seconded by Tom, and the minutes were approved by unanimous vote.

President's Report (Nancy Seminaro)

Nancy thanked all the residents in attendance for coming to the meeting.

Other acknowledgments --

- Since our last HOA Board Meeting in November, we welcomed three new residents to Nature's Cove:
 - James & Cynthia McGrath at 3530 Cayman Ct (Nov 16)
 - Terry & Dale Zale at 3520 Cayman Ct (Dec 7)
 - Richard & Barbara Marcellus at 3520 Birkdale Lane (Jan 9)
- Appreciation to Terry and Aleta Schmidt for the holiday decorations at our front entrance again this past holiday season. They put in a lot of their own time, effort and money into the decorations and we appreciate it.
- Appreciation to the Social Committee – Barb Katcha, Diane Scully and June Tutty along with Carolyn Greenfield for their work on the Nature's Cove Christmas Party on Sunday, December 3rd here at the Lodge – food was catered by Dan Burton with Corporate Catering of Palm Harbor for 3rd year – we received many positive comments.
 - Terry & Aleta donated vegetarian pasta, Carolyn and Judy made the homemade desserts.
 - To the committee and Carolyn for their work on the beautiful Christmas tree centerpieces!
 - To everyone who participated in the White Elephant gift exchange

- To all who contributed donations to the Florida Sheriff's Youth Ranch for all the gift cards – we received a very nice thank you note from them.
- Schedule of Nature's Cove event dates for this year was in cover letter sent out with today's agenda.
- Our HOA Board meetings will be at the Lodge this year except for the Annual Meeting in November in the Great Room at the Clubhouse
- The Pinellas County 2024 Recycle Guide was included in one of the January TBT Sunday papers. You can visit Pinellas.gov/recycle for a copy or local information regarding recycling and disposal options.

Treasurer's Report (Kathy Wilds) Vote

- As of January 31, 2024 operating cash was \$10,940.73, the reserve money market balance was \$53,152.04, for a total cash/cash equivalents of \$64,092.77. Nature's Cove continues 2024 with financial operations generally on budget. The financial statement shows a year-to-date January 31, 2024 budget gain in the amount of \$437.40. The Board has adopted a policy of maintaining an Operating Expense cash balance equal to, or in excess of three months of budgeted operating cash. With a 2024 monthly budgeted operating cash expense of \$5,465.97, three months budgeted operating cash would be \$16,397.91. The January 31, 2024, is below operating Cash Balance amounting to \$10, 940.73 which is below the three-month balance goal of \$16, 397.91,
- The treasurer's report was voted on and passed unanimously by the board.
- Nancy noted that our 2023 end of year budget came in \$814.46 under budget. This was due to the reduced insurance cost in 2023. The insurance will need to be renewed on March 22, 2024.
- The 2024 budget allowance for insurance is \$3,368.75.

Committee Reports

Landscaping (Tom Montefinese)

TLC Irrigation – There have been two irrigation checks since our last meeting – Next check on February 22. Tom had them check for spraying on the driveways. As they went around, it was difficult to stop the spray as the head needed to reach areas in the middle of the yards and adjusting the spray down reduced the flow. They adjusted where they could. Water restrictions are still in place for once-a-week watering on Wednesday.

Precision Lawn Care – The lawn mowing has been reduced to twice a month due to dormant grass. Leaf blowing has been negated by the amount of wind we have had recently. There are concerns of bush trimming. That will be discussed with the owner.

Control-A-Pest – The grass is in a dormant stage. We have sent an email to Control-A-Pest asking for an updated report.

Wetlands – We were told by the Highland Lakes HOA that the wetlands behind Nature's Cove are sprayed for invasive plants every other month during the winter months. We have been told we will be given the schedule in advance of spraying. We have yet to receive a schedule. This has been an ongoing issue that Nancy is working on for us.

Utility Box Project (Terry Schmidt, reported through Nancy Seminario)

- Terry found another supplier for the tall faux covers, should have those in a couple weeks.
- He & his helper were out on Saturday to look at the areas needing tall covers on Birkdale in front of Bellomo and Katcha's villas, will get those finished hopefully by the end of this month.
- Next on the list to be done is 3535 Birkdale (Tom & Pamela) who also have offered to pay for theirs to be done.
- They went back and did some maintenance on the covers and areas that were completed earlier on Cayman Ct.
- Once all the residents who have offered to pay to get their utility covers done, we will then focus on the next areas to be done on Birkdale Lane with the limited funds we have in this year's budget.
- If there are other residents who are willing to pay for the covers on their utility box areas, please let us know and we will add you to the list to get done this year. This helps extend our ability to get more accomplished within our community.

Architectural Review Committee (Steve Bellomo, Nancy Seminario)

Any exterior modifications/improvements need ARC approval. All Nature's Cove ARC applications and supporting paperwork need to be submitted to Monarch. Use Monarch's website portal to download the form, then complete the form and email, mail or take it to their office. We are unable to submit these forms through Monarch's online ARC portal.

Tree Trimming (Steve Bellomo)

Vincent's Tree Service gave us an estimate of \$360 to trim our Crepe Myrtle tree at our entrance. Steve has scheduled the work to be done on Thursday, February 15. Precision Lawn Care will trim the tall palms in the entrance center island. No other tree trimming is scheduled for 2024.

Street Resealing Project for 2024 (Kathy Wilds) **Vote**

\$4000 is budgeted. At the November meeting the board selected and approved the quote by \$3,700 by All Phase Paving and Sealing. Due to two additional street repairs now being needed, the current estimate is \$5,510 which includes a 5% discount. There was one other estimate for the repairs needed that was much higher. Nancy made a motion to approve the increase in cost by All Phase, seconded by Tom. The motion passed unanimously. The street resealing will likely be done in mid-March. It is approximately a two-day project. Notifications and instructions will be provided to all residents when the date has been scheduled.

Pressure Washing Bi-Yearly (Kathy Wilds)

The sidewalks and driveways were pressure washed in 2023. There will be no pressure washing scheduled in 2024.

Wall Monitoring Update (Kathy Wilds)

Carrie from Monarch reads the three gauges in the retaining wall behind Cayman Court. The latest report is that no movement in the wall has been detected.

Social Committee Update (Barbara Katcha)

There will be a Spring Picnic at the Lodge on March 22 at 5PM. There will be BBQ meat and meatless selections since this picnic falls during Lent. The cost is \$5 per person. A flyer will be sent out to all residents with details and a request for side dishes to bring if possible. The committee is open to suggestions for entertainment/ice breaking activities, since the residents enjoyed the 'white elephant' activity at our Holiday Party.

New Business (Nancy Seminario)

- Check out the Highland Lakes website *Nabr Network* for Nature's Cove link under "groups". There was discussion about this new communication tool being used by Highland Lakes HOA.
- A review of Nature's Cove General Information Document will be done before the next meeting for any possible revisions. This document is provided to all new Nature's Cove residents.

Adjournment

The meeting was adjourned at 3:07 pm. Our next Nature's Cove board meeting will be held on Tuesday, May 7, 2024, at 2:00 PM at the Highland Lakes Lodge.

Respectfully submitted,

Debbie Noble
Secretary - Nature's Cove HOA Board