

CARIBBEAN COVE ASSOCIATION, INC.

MINUTES OF BOARD MEETING

DATE: MARCH 18, 2024  
TIME: 6:30PM  
LOCATION: POOL CABANA

AGENDA

MEETING CALLED TO ORDER AT 6:32PM BY Renee Boullainne, Pres.  
NOTICE OF THE MEETING WAS POSTED MARCH 16, 2024 AT BULLETIN BOARD

QUORUM OF THE BOARD, ALL BOARD MEMBERS WERE PRESENT Renee,  
Julie and Janet

Also present were Mary C. G1, Mary M F1, Bob J1  
Dena I3, Babs H1, and Tom B1

PRESIDENT REPORT: Renee thanked everyone for coming to  
the meeting. These are the things that the Board has  
been working on these 7 weeks since we took office.  
Fire extinguishers have been inspected, repaired and  
reinspected. Street lights, bulbs replaced were needed.  
Duke Energy is working on repairs to one of the posts.  
3 homes have been sold, 3 interviews completed. Along  
with this many questions have been answered.

L-1 has finally trimmed their bushes.

We have 2 palm trees that have been diagnosed with  
Frizzle. Mary M. and Tom have worked hard at getting  
the proper solution to this problem. We are in the  
final stage of getting the Doc's updated and ready for  
a vote. Waiting for the Attorney. We have also been going  
over the files, 35 years of paperwork.

Landscaping: Spring is here, as advised by the landscapers  
we will resume tackling all necessary issues that will  
benefit the entire community. Individual requests are  
being handled as well, patience is appreciated.

TREASURER REPORT: Janet reported a balance in our account of  
\$215,875.54, with about \$32,000 in the roof reserve,

OLD BUSINESS: The Application fee was to to raised to \$100.00 with  
an additional \$50.00 for each additional resident. This  
includes the background checks. Motion was made by Janet  
to increase the fees as stated, motion seconded by Mary C.  
Motion carried. The repairs to G-2 found during an inspection  
have been completed. J1 grass, appears very brown and like  
it's dying. We have been in contact with JJ . They said to  
have it fertilized. Which we had done. Then JJ said to

see how it is in the spring. The sprinklers have been checked. So far nothing has changed, in fact it seems to be spreading. Mary M. and Tom have given us several suggestions for JJ to try to get this under control. Janet will contact JJ. One important thing that Mary M. learned during her research was that it is important to keep mulch 1 to 1&1/2 feet from the house as it can draw termites.

NEW BUSINESS: E1, front bushes that replaced the bushes that had to be removed last year when the plumbing repairs were done. Mary M. and Tom are working on this project.

B1, some of the bushes have been removed by the owner. The bushes have grown under the siding, even causing some pieces of siding to crack. The bushes near the road need to be

trimmed due to no line of sight to exit the driveway, causing a safety issue.

The Board will review the contract with JJ Landscaping and verify what they are doing and what services we should be getting. We will be looking for a new landscaper.

I3. Fascia is in need of repair and paint. Dena and Mary C. will check all of the units for these problems to see how many units are involved, then get estimates for the needed repairs.

FUTURE BUSINESS: H-2 driveway

Cleaning drains, get estimates

Australian Pines estimate

Motion to adjourn by Janet, seconded by Julie. Meeting adjourned at 7:20PM

Minutes prepared by Janet E. Zelahy, Secretary of Caribbean Cove