

FINAL

**Chapman Groves Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
February 20, 2014**

**Watson Realty
2100 Alafaya Trail, Suite 100
Oviedo, FL 32765**

Board Members in Attendance: Tony DuBois, Debbie Persampiere and Lenora Porter

Pinnacle Staff in Attendance: Anne M. Smith, LCAM

Meeting was called to order at 7:35 PM. Quorum was verified. Meeting was properly noticed.

OPEN FORUM

No homeowners addressed the Board.

MINUTES

Motion was made by Tony DuBois and was seconded by Lenora Porter to approve the November 18, 2013 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Lenora Porter and seconded by Tony DuBois to approve November, December and January financials as prepared. Motion carried unanimously.

GROUND & MAINTENANCE

The following items were identified and addressed:

- Palm trees trimmed.
- Red Cypress mulch installed at entrance.
- 60 yards of playground mulch installed at front park.
- Park areas sprayed for fire ants and invasive weeds at no charge.
- Motion was made by Tony DuBois and seconded by Lenora Porter to *ratify* approval of Majestic Cleaning Services quote in the amount of \$1,280.00 to pressure clean common area sidewalks and curbing, as well as the gutter drains and mailbox pads throughout the community. Motion carried unanimously.

ADMINISTRATIVE

- Package insurance policy and D&O insurance policy renewed on January 13, 2014.

FINAL

- Annual Meeting paperwork mailed on February 6, 2014.
- Annual Meeting held on February 20, 2014.

NON-COMPLIANCE

February Non-Compliance Report and Final Notice Expirations were reviewed.

It was reported that *255 Suncrest Court's* sidewalks are extremely dirty and the garage doors at *455 Carriage Way* have mismatched colors (one is yellow and one is white). Management will send appropriate notices to the respective homeowners.

OLD BUSINESS

Monument Signage: The Board would like to see additional renderings with different font and border options.

Decorative Concrete Curbing: Anne Smith will meet onsite with the vendor to select a color and pattern that compliments the existing brick wall. Mrs. Smith will also take before and after pictures, and will inform the homeowner adjacent to this area at 2000 Citrus Cove Drive when installation will commence.

NEW BUSINESS

Tony DuBois, Lenora Porter and Debbie Persampiere will walk the community to inspect the sections of community fencing that are in need of replacement. Inspection dates will be given to Management, who will draft a letter to the homeowner's who will be affected by the inspection of the fence sections.

NEXT MEETING

The Board has selected the following meeting dates for 2014. Meetings are held at 6:30 PM at Watson Realty, unless otherwise specified.

- Thursday, April 10, 2014
- Thursday, June 26, 2014
- Thursday, August 14, 2014
- Thursday, October 9, 2014 – Budget Meeting

ADIJOURNMENT

As there was no further business to discuss, motion was made by Debbie Persampiere and seconded by Lenora Porter to adjourn the meeting at 8:49 PM. Motion carried unanimously.

Respectfully Submitted:
Anne M. Smith, LCAM
Pinnacle Property Management, LLC