

Annual Meeting of the Membership
16 February 2008
Unit 5
Lemoncove Inc.

16 February 2008

Attendance:

Madeleine Daniel
Bill Atkinson
George Hewitt
Ann Glaubit
Fran Leach
Bob Hires
Carol Fay
Nancy Costello
Bob Glazer

Called to order at 10:10 am

A quorum is established

Master Address list changes requested

Letters of Intent to run for Board of Directors received from

Madeleine Daniel
Mike Keeling
Bill Atkinson
George Hewitt
Bob Glazer

Dock Update

Request for more information

As of 16 February

1 abstention

Condo responsible for 25% deposit, 25% when pilings delivered, 25% when pilings in place and 25% when dock is completed. 4-6 weeks construction time. 13 votes for 6 against, 1 abstention. Similar to public dock on Aviation Blvd. Bob Hires has offered to serve on dock committee. Spaces cannot be rented or leased because we become a commercial operation.

Ask the accountant to provide an official letter on the dock expenditures to date to each owner for capital improvements.

March or April Assessment date.

Votes as submitted constitute the election.

Madeliene will provide Becker and Poliakov with list of new officers

Bikes that are tagged and not repaired will be removed by 15 March

Building repairs

Parapets repairs – parapets were cracking and contractors are finishing up and soon replacing elastomeric..

Files from LemonCove that were in Leach's unit have been removed. Minutes are in small box.

Electric grounding problem in building 503 will be fixed by regrounding.

Mart Weber now is the KeyMaster with a key rack supplied by George.

Reminder to turn off common water spigots at the building when not in use. Water lines have broken in the past and LemonCove has had to pay the water bill so it behooves everyone to ensure the water is turned off at the building.

Landscape

Steve the gardener recommends that landscaping be done behind building 593.

Sheflera removal being pursued by Madeleine and Marty.

Grass – Steve just reapplied cinch bug treatments.

NEW BUSINESS

Budget

Questions regarding budget ralted to Miscellaneous. Septic tanks need to be checked. There appears to be sufficient funds in the reserves (\$17 k plus) to fund removing the shefleras and there don't appear to be any major upcoming expenditures except, perhaps septic pumping. Upcoming expenditure related to sewer connections. Carol and Bob will serve on committee to examine costs of sewer connections.

MOTION – Approve budget as proposed which is Board recommendation for \$1,800 per townhouse and \$1,200 for Villas. Seconded by Atkinson approved unanimously.

MOTION – Bill Atkinson to pool reserves except insurance reserve. Seconded by Hires. Approved unanimously.

Costs of coating roofs of solariums are responsibility of homeowners because those were closed in after construction of building.

Dog Issues

Need to change the rules and regulations and register them in Key West. Recommendation is to change Rules and Regulations all at once with changes to Dock as same time.

Announcements

Move to adjourn – Bill Atkinson 11:56. Seconded by George. Approved unanimously.