

Seasons Greetings

HAPPY HOLIDAYS COVE ISLE RESIDENTS!

On December 5, 2011, the Cove Isle Community Association held a Board Meeting to discuss and vote on the 2012 Proposed Budget. Enclosed you will also find a copy of the final and Approved 2012 Budget for your review and future reference.

Following the Board Meeting, the community hosted its 2011 Annual Meeting & 2011/2012 Board of Directors Election. Unfortunately, quorum of the membership was not obtained. We needed to have 74 members in person or by proxy to be able to host the Annual Meeting. The Board hosted a Q & A session of which an exchange of positive information and ideas were discussed. It was suggested by several owners to encourage owners to turn on their garage coach lights on until approximately 11 p.m. to assist with better visibility throughout the community. Please join us in making Cove Isle Light Up & Shine!

It is that time of year when we are all focusing on our winter cleaning and decorating our homes for the holidays. Below you will find highlights of items that will improve your home's appearance and the overall curb appeal of the community.

- **Home Exterior:** We would like to **encourage all owners** to review the exterior of their home and check for roof cleaning/treatment, exterior building walls for cleaning and/or painting needs, paver walkways/driveways for proper cleaning and care, etc. We ask owners to **complete this project by March 1, 2012**. A community wide inspection will be conducted after March 1st. During a recent inspection of the community it was noted that many of the homes in the back half of the community (Conference, Alliance, Dominion & Summit) are in need of having their roofs cleaned/treated.
- Routinely clean your **mailbox** to prevent the green mildew.
- **Landscaping**...this is a biggie. Continuous care for your landscape is essential. Proper trimming and pruning of your trees could give your home a face lift and prepare you for hurricane season. You may choose to hire any provider of your choice to assist you with your landscape needs; however Rood Landscape does extend preferred pricing to Cove Isle residents. You may contact them directly for a quote at 561-746-5186. The association offers a certain level of landscape services and you can always enhance your property by adding mulch, flowers, etc. **Should you need a service call for any of the landscape services that are provided by the association, please call us at 772-323-2004 or email Joannie directly at jschmidt@bristolmanagement.com.**

- Please note that any **exterior modifications** require that you complete an architectural application & submit it to Bristol Management prior to any work commencing. Give yourself 1 month for the approval process.
- Please remember that **trash receptacles & recycling bins** should only be placed out on the curb at or after dusk the day before and stored within 12 hours after collection. All receptacles are to be stored indoors (i.e. garage). This will ensure that our community's overall appearance is pristine.
- **Yard debris** – Small piles of yard debris will be picked up on Wednesday and should only be placed on the curb on Tuesday. Waste Management will **ONLY** pick up large piles of yard debris that have been pre-arranged with their office in advance. For your future reference, you may contact **Waste Management at (772) 546-7700**.
- **Street Parking & Clubhouse Parking** - Please remember that street parking is not permitted; however the Board understands that at times we have guests. For more details, refer to Cove Isle's parking policy attached. Please note that the parking spots in the clubhouse parking lot are for the use of those residents utilizing the surrounding amenities (i.e. tennis courts, fitness center, pool, playground or private function at the clubhouse).
- **Tennis Court Use** - The community has been experiencing surface damage to the courts from bikes, skateboards, etc. **Please note: The use of the tennis courts is for tennis only.**
- **VOLUNTEERS NEEDED** - We are in need of volunteers for various committees. Please inquiry with Liz at liz@bristolmanagement.com.
- **Please remember to visit your community website for updates, latest meeting minutes, architectural application, clubhouse reservation package and other useful information.** It is important your contact and mailing information is updated with the management company. Remember to include your email address. We would like to be more cost efficient and **green** by emailing important HOA information instead of traditional snail mail. On the website, you will find a **Homeowner Information Update Form**. Please take a moment to complete the form and return it to Liz Diaz at Bristol Management.

Our web address is <http://www.bristolmanagement.com/forms/Cove%20Isle/forms.htm>

The Board and Bristol Management wishes everyone a joyful and safe holiday season.

Warm regards,

Liz Diaz

Liz Diaz, Community Manager

Bristol Management Services, Inc.

Parking Memorandum

- Parking on grass, sidewalks, and common areas is not allowed per the association documents. Since the developer made no provision for planned overflow guest parking those areas may not be utilized due to the very real possibility of damage to the turf.
- Residents, whether homeowners or tenants are required to park in their respective driveways and garages only. They may not park on the street or sidewalks etc. At least one vehicle is required to be garaged.
- Compliance with the letter of the association documents that violates the spirit should be avoided. For example, parking cars sideways in a drive to squeeze three or more within the limited space, upsets neighborhood aesthetics while technically perhaps, in compliance.
- When guests have no space to park in a drive or garage, the current board feels that lacking an alternative, street parking is permissible but only for guests, not residents. Common sense should dictate that one must be careful in such cases to avoid creating a traffic hazard and to maintain ample room for access by emergency vehicles.
- The objective of these requirements is to maintain the community as an orderly and desirable environment. The by-laws provide the association with enforcement powers through fines, towing etc. In a real sense however, no one wants to live in a coercive community and we look for each resident to be considerate of these objectives and avoid the necessity of imposition of such remedies.