

Minutes of Special Meeting of the Board of Directors Cove Pointe Owners Association, Inc.

Date: Wednesday, August 2, 2010
Time: 12:00 PM
Location: Parking Area Near Dock at Cove Pointe, Panama City, Florida
Attendance: Officers/Directors: , Buddy Dye, Vice President/Director, Christine Reiss, Treasurer/Director; Tom Neubauer, Secretary/Director;
Other Members: Nancy Breland, (Lot 16) ; Paul Dick, Director

Proof of Notice of Meeting: For the record, Director Christine Reiss provided to the secretary for approval, proof of compliance that the meeting had been properly noticed by posting of written notice in the subdivision as required by the bylaws. (copy of Notice attached)

The meeting was called to order by Buddy Dye at 12:05 and the attendees agreed to move across the street to the home of Henry and Nancy Breland, 1167 Cove Pointe Drive due to rain.

Minutes: The minutes from previous board meeting were not available for approval.

Contract for Association Landscape Services: Mr. Dye noted that the meeting was scheduled for a single purpose: To act on the recommendation of the landscape committee to provide notice to Gorilla Lawn care of their failure to correct deficiencies in the standard of service required under the terms of the landscape contract after property notice and termination of the curative period. Accordingly, the board reviewed the contract, the procedures for cancellation and voted unanimously to send official notice of termination. Christine Reiss agreed to draft the letter on behalf of the board and send it in proper form. (Letter attached).

Additional Landscape Bids: The board reviewed bids for specific repairs and ongoing maintenance from HerbaFex, DreamScape and Scott Nelson, d/b/a Yard By Nelson. Bids, although not uniform in the level of service recommended and offered were \$20,899, \$28,892 and \$56,608 respectively. A motion was made to allow the Landscape Committee to further discuss the lowest bid provided by HerbaFex to ensure an effective level of service and further refine and negotiate a satisfactory agreement.

The meeting was adjourned at 12:45 PM.

These minutes approved on September 30, 2010



Tom Neubauer, Secretary

COVE POINTE OWNERS ASSOCIATION, INC.

338 Bunkers Cove Rd
Panama City, FL 32401

(850) 785-6671

August 2, 2010

Via Certified Mail, Return Receipt Requested

Gorilla Lawn Care, Inc.
P.O. Box 727
Lynn Haven, FL 32444
Attn: Mr. Adam Pate

Dear Sirs:

I am an officer of Cove Pointe Owners Association, Inc. (the "Association") and I am writing to you regarding that certain Cove Pointe Lawn Maintenance Contract executed January 6, 2010, effective as of January 1, 2010, by and between Cove Pointe Owners Association, Inc. and Gorilla Lawn Care, Inc. (the "Contract"). By letter dated July 12, 2010, you was notified by the Association that you had failed to comply with several of your obligations under the Contract. One or more of those failures has continued for at least fifteen days after such notice and accordingly such failures now constitute an Event of Default by you under the Contract. You are hereby notified that the Association has elected to terminate the Contract due to such Events of Default.

Sincerely,

Christine L. Reiss, Treasurer
For Cove Pointe Owners Association, Inc.

cc: CPOA Board of Directors