

East Lake Cove Homeowners Association, Inc.

Date: Wednesday, January 19, 2011 Time: 7:00 p.m.

Location: Narcoossee Community Center, 5354 Rambling Road, St Cloud, FL
34771

Board of Directors Meeting Minutes

Attendance: Frank Murphy, Dennis Howard, Thomas Bartlett, Michelle Danker, Craig Bryan, and Michael Laster, LCAM from World of Homes.

Absent: Frank Bermudez, Vida Ricketts

Members: Other members noted on the sign in sheet.

1. **Certify a Quorum:** With five of the seven Board Members present in person a quorum was achieved.
2. **Call to Order:** President Dennis Howard called the meeting to order at 7:06 P.M.
3. **Proof of Notice:** Mr. Howard verified that the notice of the meeting was posted/mailed in accordance with Florida Statutes and the Association Documents.
4. **Approval of Prior Meeting Minutes:** Mr. Bartlett motioned to approve the minutes of the November 15, 2010 Board Meeting, seconded by Mrs. Danker. All were in favor and the minutes were approved.
5. **Financial Review:** Mr. Laster provided preliminary financials through December 2010 to the Board. Mr. Laster provided an update on the collections from Clayton & McCulloh. After a brief discussion on collections, Mr. Howard motioned to move forward with the foreclose of 1914 Passiflora, seconded by Mr. Bryan. All were in favor and the motion carried. Mr. Howard also motioned to foreclose on 1944 Lazy Oaks, seconded by Mr. Bartlett. All were in favor and the motion carried. Mr. Bartlett motioned to foreclose on 1911 Lazy Oaks, seconded by Mrs. Danker. All were in favor and the motion carried. Mrs. Danker motioned to foreclose on 1940 Big Cypress seconded by Mr. Bartlett. All were in favor and the motion carried.
6. **Old Business:**
 - i. **Committee Updates:**
 - i. **ARC Committee:** N/A
 - ii. **Resolution Committee:** N/A
 - iii. **Recreation Committee:** N/A
 - iv. **Beautification Committee:** N/A
 - ii. **Deed Restriction Report (Violations):** Mr. Laster provided the Board with a copy of the updated report. Mr. Howard requested that we cross

check the collection accounts with the A/R report as some of the collection codes seemed to be missing.

- iii. **Vacant Property Maintenance (Billing)**: N/A
- iv. **Removal / Repair of Dock**: Mr. Bartlett motioned to approve Summertime Dock to remove the damaged portion of the dock and cap off the end of the walkway to the dock at a cost of \$1,536, seconded by Mr. Bryan. All were in favor except Frank Murphy who opposed.

7. **New Business**:

- i. **Repair to Tennis Court Net**: Mr. Bartlett motioned to approve replacement of the tennis court net by Advantage Courts at a cost of \$225, seconded by Mrs. Danker. All were in favor and the motion carried.
- ii. **Fertilization / Bug Prevention Contract**: Mrs. Danker motioned to approve Orkin's contract at a cost of \$1,032 per year seconded by Mr. Bartlett. All were in favor and the motion carried.

8. **Open Discussion**: Mr. Bartlett informed that there are residents still moving the road block in the rear of the community or driving around the road block and removing the fence posts installed to prevent vehicles from driving around. Mr. Howard motioned to allocate up to \$250 to cement the fence posts in on the beginning of Big Cypress and Lazy Oaks Way, seconded by Mr. Bartlett. All were in favor and the motion carried.

9. **Next Scheduled Meeting**: March 16th, 2011 at 7:00 p.m.

10. **Adjournment**: **VOTED** (Unanimously) to adjourn at 8:41 P.M.

Minutes Approved By: _____ Date: _____