

*East Lake Cove Homeowners Association, Inc.*

Date: Wednesday, November 17, 2010 Time: 7:00 p.m.

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

**Board of Directors Meeting Minutes**

**Attendance:** Frank Bermudez, Dennis Howard, Michelle Danker, Craig Bryan, and Michael Laster, LCAM from World of Homes.

**Absent:** Frank Murphy, Thomas Bartlett, Vida Ricketts

**Members:** Other members noted on the sign in sheet.

1. **Certify a Quorum:** With four 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 7:05 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:** Ms. Danker motioned to approve the minutes of the September 15, 2010 Board Meeting, seconded by Mr. Bryan. All were in favor and the minutes were approved.
5. **Financial Review:** Mr. Laster provided preliminary financials through October 2010 to the Board. Mr. Howard reviewed the aged receivables report and informed Board of change in internal accounting codes (i.e. D=Demand Letter, A=Attorney, etc.) Mr. Howard requested that World of Homes email a list of the internal accounting codes to the Board.
6. **Old Business:**
  - i. **Committee Updates:**
    - i. **ARC Committee:** N/A
    - ii. **Resolution Committee:** N/A
    - iii. **Recreation Committee:** Fall Festival was cancelled for 2010.
    - iv. **Beautification Committee:** N/A
  - ii. **Deed Restriction Report (Violations):** N/A
  - iii. **Vacant Property Maintenance (Billing):** N/A
  - iv. **Irrigation Pump / System:** Mr. Laster reported the irrigation pump has been replaced and the system has been repaired. CooneyWalk should inspect on a monthly basis and provide inspection report to President.

- v. **Palm Trees (Additional \$110)**: Mr. Howard motioned to allocate an additional \$110.00 for trimming of the palms trees, seconded by Mrs. Danker. All were in favor and the motion carried.
  - vi. **Flagpole / Sign / Landscaping**: Mr. Howard motioned to approve up to \$300.00 to have some shrubs installed in the new median at the entrance, seconded by Mr. Bermudez. All were in favor and the motion carried.
  - vii. **Repair / replacement at front gate area (dead bushes / sod)**: Tabled till road construction is complete.
1. **New Business**:
    - i. **Removal / Repair of Dock**: The Board requested that World of Homes obtain estimates to remove the dock that was burned / vandalized and replace. Mrs. Danker will email estimate with 3 options that she received previously.
    - ii. **Tree Trimming**: Mr. Laster reported that Sun State Tree and Charlie's Tree Service reported that there weren't any trees in the park area that posed an immediate threat to any properties and that they would not recommend trimming. The Board requested that World of Homes issue a letter to the owner that was concerned about the association tree which was hanging over her pool enclosure informing that the tree does not pose a danger to her property and since it is within her airspace, she is able to cut it if she feels it poses a problem.
    - iii. **Appointment of Vacant Seat on Board of Directors**: N/A
    - iv. **Appointment of Officers of Association**: The Board unanimously agreed to maintain the same officer positions for the 2010-2011 term.
  2. **Open Discussion**: N/A
  3. **Next Scheduled Meeting**: January 19<sup>th</sup>, 2011 at 7:00 p.m. (Annual Meeting)
  4. **Adjournment**: **VOTED** (Unanimously) to adjourn at 8:45 P.M.

Minutes Approved By: \_\_\_\_\_ Date: \_\_\_\_\_