

*East Lake Cove Homeowners Association, Inc.*

Date: Wednesday, May 25, 2011 Time: 7:00 P.M.

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

**Board of Directors Meeting Minutes**

**Attendance:** Frank Bermudez, Frank Murphy, Dennis Howard, Thomas Bartlett, Michelle Danker, Vida Ricketts, and Michael Laster, LCAM from World of Homes.

**Absent:** Craig Bryan

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

1. **Certify a Quorum:** With six of the seven Board Members present in person a quorum was achieved. Mrs. Ricketts arrived at 7:21 P.M.
2. **Call to Order:** President Dennis Howard called the meeting to order at 7:11 P.M.
3. **Proof of Notice:** Mr. Howard verified that the notice of the meeting was posted in accordance with Florida Statutes and the Association Documents.
4. **Approval of Prior Meeting Minutes:** Mrs. Danker motioned to approve the minutes of the March 23, 2011 Board Meeting, seconded by Mr. Bartlett. All were in favor and the minutes were approved.
5. **Financial Review:** Mr. Laster reviewed the financials through April 2011 and also reviewed the aged receivables with the Board. Mr. Laster informed that C&M would review all files in mortgage foreclosure and determine if the association should proceed with lien foreclosure.
6. **Old Business:**
  - i. **Committee Updates:**
    - i. **ARC Committee:** Mr. Howard reported 3 requests were approved.
    - 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.
  - iii. **Vacant Property Maintenance (Billing):** Mr. Laster provided the Board with an updated list.
  - iv. **Speed Bumps / Deterrents:** The Board discussed ways to deter speeders in the community as well as address other community issues. It was determined that using off-duty officers to enforce the speed limit signs and community rules should be tried before considering the installation of

speed bumps. Mr. Howard motioned to approve up to \$550 for four 4 hour shifts which will be randomly selected, seconded by Mrs. Danker. All were in favor and the motion carried.

Mr. Howard motioned to spend up to \$100 to install an additional 15mph speed limit sign on the stop sign located inside the entrance of the community, seconded by Mrs. Danker. 5:1 (Mr. Bermudez abstained) Motion carried.

- v. **Landscape Contract**: Mr. Murphy motioned to terminate Aquatic Systems and Cooney Walk giving a 30 day notice and contracting Lakescape Inc. to maintain landscape, pond, and dock area for a fee of \$1850 contingent upon the company providing copies of insurance and business/application licenses, seconded by Mrs. Ricketts. All were in favor and the motion carried.
- vi. **Seal coating**: Mr. Laster will obtain two additional quotes for seal coating to be reviewed at the next meeting.

7. **New Business**:

- i. **Flag Pole Light**: Mrs. Danker motioned to approve Switch Electric to install a light for the flag pole at a cost of \$338 provided power exists in the median, seconded by Mr. Bartlett. All were in favor and the motion carried.
- ii. **Rear Access to Community**: Mr. Laster provided the Board with an update on his conversation with the County permitting department who informed that we could block off access to the community between East Lake Cove and East Lake Park, but would have to allow access for emergency vehicles. Mr. Bartlett and Mr. Laster will research alternatives to a gate system to be discussed at the next meeting.
- iii. **Replacement of Camera System**: Mr. Laster provided estimates to replace the existing camera system. Mr. Howard motioned to purchase a new camera system from thesecuritycam.com at a cost of \$1500, seconded by Mrs. Danker. 5:1 (Mr. Bartlett opposed) Motion carried.
- iv. **Ratification of Additional Gate Repairs**: Mr. Howard motioned to approve the \$1000 to replace the gate arms, seconded by Mrs. Danker. All were in favor and the motion carried.

8. **Open Discussion**: Elizabeth & Ken Cusumano from 4966 Lazy Oaks Way expressed their dissatisfaction with the community newsletter which requested that anyone interested in walking the community meet on Lazy Oaks Way in the mornings. Mr. Howard expressed that this was an attempt to bring the community together and to help neighbors get to know each other. Mrs. Cusumano claimed that having neighbors walking back and forth in front of her home was an invasion of privacy. Mr. Laster suggested that if for some reason the walking traffic in front of 4966 Lazy Oaks Way increases significantly as a result of the recent newsletter, then the association will send another newsletter asking residents interested in walking to meet at the community park so it does not disturb any of the residents who may be home at the time.

9. **Next Scheduled Meeting**: July 20<sup>th</sup>, 2011 at 7:00 p.m.

10. **Adjournment:** **VOTED** (Unanimously) to adjourn at 9:20 P.M.

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