

East Lake Cove Homeowners Association, Inc.

Date: Wednesday, September 15, 2010 Time: 7:00 p.m.

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

Board of Directors Meeting Minutes

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

Absent: Frank Bermudez

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.
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 July 21, 2010 Board Meeting, seconded by Mr. Bartlett. All were in favor and the minutes were approved.
5. **Old Business:**
 - i. **Committee Updates:**
 - i. **ARC Committee:** Mr. Howard stated 1 ARC was approved for a vinyl fence.
 - ii. **Resolution Committee:** No updates
 - iii. **Recreation Committee:** Yard Sale and Neighborhood Get Together dates to be determined.
 - iv. **Beautification Committee:** 1908 Passiflora received yard of the month for September 2010.
 - ii. **Deed Restriction Report (Violations):** Mr. Laster provided a copy of the violation report to the Board. It was determined that a list will be compiled of homes that still had not cut their oak trees in the easement along the road so that the landscaper can schedule to cut them. It was also requested that the landscaper notify World of Homes when they will be mowing the vacant/abandoned properties as well as complete a brief irrigation report when inspected and leave at the Presidents home.
 - iii. **Vacant Property Maintenance (Billing):** Mr. Laster provided the Board with a list of properties currently being mowed. (12 in total)

- iv. **Concrete Damaged Sidewalk:** Mr. Bartlett would schedule the repair to the sidewalk with the company that provided him a quote of \$700.
- v. **Gate Repair Quotes:** Mr. Howard motioned to approve up to \$2500 to All Secure to repair the gate hinges and re-align the exit gate, seconded by Mrs. Danker. All were in favor and the motion carried. Mr. Bartlett agreed to setup meeting with All Secure prior to repairs to ensure all repairs would be complete as stated in the proposal.
- i. **Clearing / Maintaining Dock Area:** Mr. Bartlett reported that the company maintaining the dock area will spray additional chemicals to keep the growth down on the sides of dock. This would increase original bid to \$175 a month to maintain cleared area around dock. Mr. Bartlett motioned to approve the \$175 charge for dock vegetation maintenance, seconded by Mr. Howard. All were in favor and the motion carried.

2. **New Business:**

- i. **2011 Budget Approval:** Mr. Howard motioned to approve the proposed budget at \$183,600 which would be assessed at \$1080 per year or \$270 per quarter, seconded by Mr. Bartlett. All were in favor and the motion carried.
- ii. **Irrigation Pump:** Mr. Howard motioned to approve up to \$2,200 to replace the irrigation pump, seconded by Mrs. Danker. All were in favor and the motion carried. Michael to obtain two additional estimates in the following two weeks for Board to review by email.
- iii. **Trim Trees:** Mr. Laster will compile a list of homes that have not cut their trees so that Cooney Walk can cut and World of Homes will bill back to the owners account. Once list is compiled it will be sent to Board for final review.
- iv. **Yard Sale:** Mrs. Danker mentioned there would be another community yard sale. The date has not been determined. Mrs. Danker motioned to approve up to \$50 to cover the cost of the newspaper advertising for the yard sale, seconded by Mr. Bartlett. All were in favor and the motion carried.
- v. **Neighborhood Get Together:** Mrs. Danker motioned to approve up to \$700 towards the Neighborhood Get Together/Picnic tentatively scheduled for November 6th, 2010, seconded by Mr. Howard. All were in favor and the motion carried.
- vi. **Palm Trees:** Mr. Howard motioned to approve up to \$700 to trim all the community palm trees per quote of \$30.00 per palm, seconded by Mr. Bartlett. All were in favor and the motion carried.
- vii. **Flagpole / Sign / Landscaping:** Mr. Howard suggested that a flag pole of some sort be installed in the front of the community which will help visitors identify the community. He provided a quote to the Board for a few different options. It was also mentioned that some new landscaping will be necessary in the entrance median once the construction has been completed. Mr. Howard mentioned that there is a small strip of grass and tall weeds that are overgrown from the right entrance wall going north which needs to be trimmed down by Cooney Walk. Mr. Laster stated he would contact Cooney Walk and arrange for the area to be trimmed down and maintained.

- viii. **Repair / Replacement of Front Gate Area**: Mr. Howard reported that on there was a section on the entrance side of the community entrance that had dead grass which may need to be replaced. Drake responded that they would inspect the condition of the grass once the construction of CR15 was complete to determine if the grass will need to be replaced. Mr. Howard also mentioned that there were 3 or 4 bushes that needed to be replaced as well. Board agreed to wait until construction on our side of street is complete and irrigation pump is replaced.
- ix. **Mortgage Foreclosures**: Mr. Laster informed the Board that Clayton & McCulloh was now able to attempt to collect all delinquent assessments from the Banks once they take title to a property as a result of improper assignments of mortgage. Their fee is \$250 and if they were unsuccessful the association would not have any additional attorney fees. If they are successful then they would be entitled to the attorney fees paid out by the Bank after the delinquent fees were paid. Mr. Laster will forward additional information from Clayton & McCulloh once received.
- x. **Rent Collection**: Mr. Laster explained that the association under Florida Statute 720 is now able to collect rent from tenants occupying homes with delinquent owners. Mr. Howard mentioned there were issues with this since they association is not aware of which properties are currently being rented and the owners did not have a legal obligation to inform the association of such. Mr. Murphy mentioned that he was at legal seminar which he learned the association had the right to collect all the rent to cover the delinquent assessments. This was tabled until more information is available.

3. **Open Discussion**:

- i. **Reimbursement of Flag Banners**: Mr. Bartlett motioned to approve the reimbursement of \$79.94 to Mr. Howard for the flag banners for the gate and materials used to repair the trash cans, seconded by Mr. Bryan. Mr. Howard abstained from voting and all others voted in favor, thus the motion carried.

4. **Next Scheduled Meeting**: November 17th, 2010 at 7:00 p.m. (Annual Meeting)

5. **Adjournment**: **VOTED** (Unanimously) to adjourn at 9:03 P.M.

Minutes Approved By: _____ **Date:** _____