

East Lake Cove Homeowners Association, Inc.

Location: St. Cloud Veterans Memorial Library,
810 13th Street, St. Cloud, FL 34769
Time: 7:00 p.m. Date: Tuesday, September 29, 2009

Board of Directors Meeting Minutes

Attendance: Dave Coates, Diane Charbonneau, Vida Ricketts, Thomas Bartlett, Tiffany Lira, LCAM.

Absent: Frank Murphy, Frank Bermudez, Dennis Howard

Members: As indicated 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 Dave Coates, called the meeting to order at 7:00 P.M.
3. **Proof of Notice:** Mr. Coates 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. Charbonneau motioned to approve the minutes of the July 28, 2009 Board Meeting, seconded by Mrs. Ricketts. All were in favor and the minutes were approved.
5. **Financials/Cash Flow/Debt Recovery:** Mrs. Lira reviewed the financials through August 31, 2009 and provided the Board with an updated aged receivables report through September 28, 2009. Mr. Coates made a motion to approve the financials as presented, motion seconded by Mrs. Charbonneau, all in favor, motion carried. Mrs. Lira reviewed the cash flow summary which illustrated the current status of the Association. Mrs. Lira explained the new Debt Recovery Program that WOH is now offering to all Associations. Discussion ensued. Mr. Coates motioned to approve the Debt Recovery addendum and to add it to the renewal contract with WOH, motion seconded by Mr. Bartlett, all in favor, motion carried.
6. **Old Business:**
 - a. **Committee Updates:**
 - 1) **ARC Committee:** Mrs. Lira stated that there were no pending ARC forms.
 - 2) **Resolution Committee:** There were no updates.
 - 3) **Recreation Committee:** Mrs. Ricketts proposed that Nov. 14th be the Fall Festival. We will be serving hot dogs, cookies, juices, and fruit. Mrs. Ricketts asked for an extra \$100.00 over last year to be able to provide the food. Mr. Coates motioned to approve up to \$700.00 for the Fall Festival, motion seconded by Mrs. Charbonneau, all in favor, motion carried.

- 4) **Beautification Committee:** Mr. Coates explained that the roses were growing. Mr. Coates also submitted his invoice to be reimbursed by the association, the board unanimously agreed on the expense.
 - 5) **Request for Volunteers:** Mr. Coates asked for volunteers and asked Mrs. Ricketts to start talking to those that have already volunteered and try to recruit new people to get involved with the decisions of the committees.
 - b. **Deed Restriction Report (Violations)/Letters:** Mr. Coates stated that not much has changed over the last month. Mr. Coates motioned to have Mrs. Lira send a final notice to the owner on ELC Blvd. that continues to park a trailer in their driveway, explaining that we will impose a \$1000.00 fine and by a certain date the trailer has to be absent and remain absent from the property, seconded by Mrs. Charbonneau, all in favor, motion carried.
 - c. **Vacant Property Maintenance (Billing):** Mr. Coates reported that there was a total of 7 properties that are currently being maintained by the Association.
 - d. **Proposed Swing Set:** Mrs. Ricketts passed around the proposal she received for a 4 seat swing set. Mrs. Lira was directed to check with the insurance company to see what impact the swing set will have on the annual cost for insurance. Mrs. Lira was also directed to contact Rob with SOLC to quote us a price to prep the site, furnish the mulch and to check to see if a permit was required. Approval will be made at a later date when these details are determined.
 - e. **Mailboxes:** Mr. Bartlett passed out some of the examples of mailbox posts that are comparable to what is in the neighborhood now. Mr. Bartlett will look into the cost of shipping of the 2 wide posts and will get back to the board for reconsideration.
7. **New Business:**
- a) **Utility Bills on Auto Pay:** Mrs. Lira asked the board if they would reconsider allowing WOH to put the OUC bills on auto pay. Discussion ensued. Mr. Coates directed Mrs. Lira to see if the OUC bills could be consolidated into one bill. Mr. Coates will make a decision within the next 14 days.
 - b) **2010 Proposed Budget:** Mr. Coates spoke briefly about the dues not increasing for 2010, but to be prepared that they have to be increased in 2011 to help get the reserve funds where they need to be. Mr. Bartlett motioned to approve the 2010 proposed budget as presented, motion seconded by Mr. Coates, all in favor, motion passed.
 - c) **Pond Company:** Mrs. Lira explained that she had already obtained 1 of the proposals and that she would have the other one by this Friday. She will email it to the board. Mr. Coates and Mrs. Charbonneau did not have a problem keeping the current company and granting them the increase they have requested.
8. **Open Discussion:**
- An owner asked if the front gates could be open on a daily basis during the times that school aged kids would be going to school. Mr. Coates explained that it is just better to have the gates closed at all times.

- Mr. Bartlett brought up the issue that in the morning, while parents are waiting for the elementary school bus, they park in the south exit lane, thus forcing everyone to turn out from the north exit lane, even if they want to go south. The board agreed that there needs to be a paragraph in the next newsletter and they would let Mr. Howard know to make sure that is included.
9. **Next Scheduled Meeting**: The next meeting will be the Annual Meeting scheduled for December 1st, 2009 at 7:00pm, location to be determined. Mr. Coates explained the he will not be seeking reappointment. Mrs. Charbonneau also will not be seeking reappointment due to the fact that her house is now For Sale.

10. **Adjournment**: VOTED (Unanimously) to adjourn at 8:30 P.M.

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