

*East Lake Cove Homeowners Association, Inc.*

Date: Wednesday, July 21, 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, Michael Laster, LCAM and Robert Turner, LCAM from World of Homes.

**Absent:** Vida Ricketts

**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: 02 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 May 19, 2010 Board Meeting, seconded by Mr. Murphy. All were in favor and the minutes were approved.
5. **Old Business:**
  - a. **Committee Updates:**
    - i. **ARC Committee:** Mr. Howard stated 5 ARCs were reviewed during the last meeting and approved.
    - ii. **Resolution Committee:** Nothing new to report.
    - iii. **Recreation Committee:** no report
    - iv. **Beautification Committee:** New home selected and Yard of the Month sign posted.
  - b. **Deed Restriction Report (Violations):** Mr. Turner reviewed the Violations report. Discussion about trimming the palm fronds at some of the maintained homes was discussed, and volunteers will be accepted. Mr. Howard trimmed at one location previously.
  - c. **Vacant Property Maintenance (Billing):** Mr. Howard stated that he thinks that other residents are parking at 1930 Big Cypress and to add it back to the mow list.
  - d. **Park Trash Cans:** The existing cans have been repaired but the option to purchase new cans is still on the table for future consideration.

6. **New Business:**

- a. **Concrete Damaged Sidewalk:** Mr. Bartlett stated that approximately 90 square feet may need to be replaced. Mr. Howard made the motion to allocate up to \$750 to repair the concrete. Mr. Bartlett seconded the motion, all were in favor, motion carried.
- b. **Replacement Batteries for Gate:** Discussion ensued about what would be the best action. The decision was made that Mr. Turner would arrange to get 3 gate contractors on site to evaluate the whole gate system design and operation.
- c. **Review of World of Homes Management Contract:** Mr. Howard made the motion to renew the contract with World of Homes with the changes that were made to the last contract. Mr. Laster will provide an updated contract to the board. Mr. Howard also motioned to cancel the World of Homes Collections contract. Ms. Danker seconded the motion, all were in favor, motion carried.
- d. **Fines Levied/Outstanding Balances Collection:** Discussion ensued about fines for violations. This issue will be tabled until later date if needed.
- e. **Discussion of Landscape Contract:** The Board expressed that the service has greatly improved. Mr. Turner to contact the landscaper about removing a large limb from the park area.
- f. **Clearing:** Mr. Howard presented a bid to have Landscape Inc. maintain the area around the dock for \$150 per month. Mr. Howard made the motion to approve the bid contingent on Mr. Bartlett's discussion with the contractor to detail work objectives. Ms. Danker seconded the motion, all were in favor, motion carried.

7. **Open Discussion:**

- a. Discussion ensued about the construction at the front entrance and that there is a mound of dirt that is obscuring the view of oncoming traffic, making it a dangerous situation. Mr. Howard has a contact with the construction company that he will contact and address the issue.
- b. Mr. Turner is continuing to work with Lake Fountains to get the issue with the irrigation pump repaired. This has been an ongoing issue due to scheduling conflicts with the company.
- c. The board would like to see all correspondence with Clayton and McCulloh as it pertains to their account and collections.
- d. One resident expressed concerns about fire ants in the common areas. Mr. Howard made the motion to approve up to \$400 for fire ant bait, Mr. Bartlett seconded the motion, all were in favor, motion carried.
- e. Discussion ensued about trees along roads need to be trimmed. This is the homeowner's responsibility, Mr. Turner to draft a letter to the homeowners and forward to the board for approval.
- f. Board would prefer World of Homes to improve on its communications and actions. Mr. Turner suggested to the board that a rolling Action Item list be maintained and updated by WOH.

8. **Next Scheduled Meeting**: September 15th, 2010 at 7:00 p.m.

9. **Adjournment**: **VOTED** (Unanimously) to adjourn at 8:50 P.M.

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