



## East Lake Cove Homeowners Association Inc. Official Board Meeting Minutes

**Date:** June 13th, 2017

**Time:** 7:00 p.m.

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

**Attendance:** Brad Danker, Tab Bartlett, Mike Hileman, and Jorge Miranda LCAM from World of Homes.

**Absent:** Jeff Clark, Frank Bermudez

**Members:** As indicated on the sign-in sheet.

1. **Certify a quorum / Call to Order:** With 3 of the 5 Directors of the Board present, a quorum was achieved. Mr. Danker called the meeting to order at 7:05 p.m
2. **Certify meeting notice:** Mr. Danker certified the meeting notice was posted in accordance with Florida Statutes and the governing documents of the association.
3. **Approval of Prior Meeting Minutes:** Mr. Miranda reviewed the meeting minutes from December 15th, 2016. Mr. Danker motioned to approve the minutes. Motion was seconded by Mr. Bartlett. All were in favor and the motion carried. 3:0
4. **Financial Review:**
  - a. **December 2016 & April 2017:** Mr. Miranda reviewed the financials from dates December 2016 and November 2017 the financials included Balance sheet, Budget Variance, and Accounts Receivable. Mr. Bartlett motioned to approve the financials as presented. Motion was seconded by Mr. Hileman. All were in favor and the motion carried. 3:0
  - b. **Cash Deposits:** The board requested to have other options for future renewal dates. Current CD's were unanimously approved for renewal.
5. **Old Business:**
  - a. **SFWMD Operating Permit:** The board was advised this matter is 100% complete.
  - b. **Sealcoating Project:** Mr. Bartlett motioned to approve the repairs as paid for by insurance claim \$4800. Motion seconded by Mr. Danker. All were in favor and motion passed. 3:0
6. **New Business:**
  - a. **Pressure washing curbs:** Mr. Bartlett motioned to approve the cleaning of all concrete curbs in the community per proposal from FL Professional pressure washing \$3000. Mr. Bartlett requested to have the vendor provide option to owners for cleaning their driveways as well. Signs by vendor to be posted at entry to community before project begins. Motion seconded by Mr. Hileman. All were in favor and motion carried. 3:0
  - b. **Tree Trimming:** Mr. Danker motioned to approve \$12000 for Budget Tree Services to trim all oak trees on side of roads to county height requirements. Motion seconded by Mr. Bartlett. All were in favor and motion carried. 3:0
  - c. **Pedestrian & Vehicular Gate Improvements:** The board directed to have current gate contractor propose the following repairs: Repair and straighten gates which are bent.

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- Repair spikes/teeth, cost to replace aluminum teeth, repair flexo conduit hanging under gate address, and repainting all four gates, as well as pedestrian gates and ornaments.
7. **Open Discussion:** The membership discussed the installing of gate codes for realtors and other types of events. This topic was tabled.
    - **Picnic Equipment:** Mr. Miranda was directed to seek new options for replacing the picnic equipment in the community both in park area and by volleyball court area.
  8. **Next Scheduled Meetings: 10.10.17, 12.12.17 at 7:00pm at Narcoossee Community Center, 5354 Rambling Road, St. Cloud, FL 34771. Mr. Bartlett motioned to reduce the number of meetings next year to 4, motion seconded by Mr. Hileman. All were in favor and motion carried. 3:0**
  9. **Adjournment:** Mr. Danker motioned to adjourn the meeting at 8:20pm, seconded by Mr. Hileman. All were in favor and the motion carried.

Respectfully Submitted by:

**Jorge Miranda, LCAM**

Community Association Manager

On Behalf of the Secretary of East Lake Cove HOA

The foregoing minutes of the Board of Directors have been officially approved by:

\_\_\_\_\_

Director Signature

\_\_\_\_\_

Date