

East Lake Cove Homeowners Association, Inc.

Date: Wednesday, January, 18, 2012 Time: 7:00 P.M.

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

Board of Directors Meeting Minutes

Attendance: Rachel Martinez, Frank Bermudez, Vida Ricketts, Thomas Bartlett, Michelle Danker, and Vicki Diaz, LCAM from World of Homes.

Absent: Craig Bryan, Vacant Seat

Members: Other members noted on the sign in sheet.

1. **Certify a Quorum:** With five of the seven Board Members present in person a quorum was achieved.
2. **Call to Order:** President Rachel Martinez called the meeting to order at 7:05 P.M.
3. **Proof of Notice:** Mrs. Danker verified that the notice of the meeting was posted in accordance with Florida Statutes and the Association Documents.
4. **Approval of Prior Meeting Minutes:** Mr. Bartlett motioned to approve the minutes of the November 16, 2011 Board Meeting, seconded by Mrs. Martinez. All were in favor and the minutes were approved. 5:0. W.O.H. was directed to proceed with tax return and compilation.
5. **Financial Review:** Mrs. Diaz reviewed the financials through December 31, 2011. Mrs. Martinez suggested that the Association re categorize the landscaping and legal reimbursements to an income line item. Discussion ensued. It was determined that the recording of the reimbursements for fees and services against the expense line item will continue status quo.
6. **Old Business:**
 - i. **Speed Bumps / Deterrents:** Mrs. Danker motioned for the association to have the Sherriff department continue for one more shift while the Association awaits the results of the final traffic study, motion seconded by Mr. Bartlett, motion carried 5:0. W.O.H. was directed to obtain a new traffic study and proposed cost to install speed bumps. W.O.H was directed to follow up on the traffic study report.
 - ii. **Rear Gate / Application Process:** Mr. Bartlett stated that the cost of the rear gate had previously been approved and the Association had received a bid from a resident to do the work. Mrs. Martinez stated that it was better to have a vendor with proper credentials proceed with the work. W.O.H. was directed to make a vendor recommendation to the board as soon as all bids were received and get the project underway with the budget previously approved as soon as possible.
 - iii. **Brick Wall Repair:** Mr. Barlett made a motion to approve the proposal from McDonald's Brick and Block Masonry, LLC, motion seconded by Ms. Danker, all in favor, motion carried. 5:0
 - iv. **Entrance letter:** W.O.H. was directed to have the "V" reinstalled by a handy man and obtain an estimated life on PVC lettering. No determination was made at this time as to whether the association will repair or replace the sign. This will

be determined after the budget is reviewed and the board and W.O.H. provides the BOD with the estimated life of the sign.

7. New Business:

- i. **Board Conflict:** Mr. Bartlett discussed his discontent with the manner in which Mrs. Martinez was conducting the business affairs of the association. He stated her attacks against the board, World of Homes and Michael Laster would not be tolerated and called for her resignation, which was not addressed by Mrs. Martinez. He further stated that the decisions of the association are governed by a board of seven. Mr. Bartlett questioned her agenda and requested an explanation. The sentiments of Mr. Bartlett were echoed by Mrs. Danker, Mrs. Ricketts, Mr. Bermudez. Mrs. Martinez expressed that as President of the Association is her job to run Association affairs, but conceded that a potential solution to resolve the conflicts was to have the board attend a class to better educate them on their roles as board members. She stated that she did not have a good working relationship with Mr. Laster and requested a new licensed manager. The remaining board members were not in agreement. Mrs. Diaz stated going forward she would review Mr. Laster's communications. Mrs. Martinez stated there was no hidden agenda and that she owns homes in other communities managed by W.O.H. and felt that overall they did a nice job. W.O.H. was directed to obtain three bids for BOD education.
- ii. **1930 Big Cypress - Rental Management:** Mrs. Diaz stated that the discussion of whom would assume rental management of this unit at this time was moot because the association had not yet obtained the writ of possession and has no idea whether this home would meet the criteria to be rented. She proceeded to offer an explanation to the complaint filed 18 years ago against her license. At that time Mrs. Martinez said it was not necessary to discuss.

8. Open Discussion:

- i. Leadership: Mr. Howard offered an explanation to Mrs. Martinez in support of the board ref: collaborative effort.
- ii. Objective: Mr. Treadwell disputed the comments made by Mr. Bartlett with regards to his motive in attending the ELC board meeting.
- iii. Vacancy: Mr. Bartlett motioned to fill the vacant board position by appointing Ms. Johnson, motion seconded by Mrs. Danker, all in favor, motion carried.

9. Next Scheduled Meeting(s): 2012: March 21, May 16, July 18, September 19, November 21 (Annual) 2013: January 16

10. Adjournment: VOTED (Unanimously) to adjourn at 8:22 P.M.

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