

East Lake Cove Homeowners Association, Inc.

Date: Wednesday, November 16, 2011 Time: 7:00 P.M.

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

Board of Directors Meeting Minutes

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

Absent: Vida Ricketts, 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 Dennis Howard called the meeting to order at 7:17 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 September 21, 2011 Board Meeting, seconded by Mrs. Danker. All were in favor and the minutes were approved. 5:0
5. **Financial Review:** Mr. Laster reviewed the financials through September 2011 and also reviewed the aged receivables with the Board.
6. **Old Business:**
 - i. **Speed Bumps / Deterrents:** Mr. Laster informed that Osceola County Sheriff's Department was conducting a traffic study in East Lake Cove to determine what plan of action would be best to address speeding in the community.
 - ii. **Rear Gate / Application Process:** Mr. Laster reported that the application was approved by the county for 3 years. Mr. Laster will obtain additional quote from owner who has a steel company to see if we can obtain a more competitive rate for the rear gate.
 - iii. **Brick Wall Repair:** Mr. Laster provided estimates from two mason companies, but informed that out of 10 companies only two submitted proposals. Mr. Laster will obtain some additional estimates from a few general contractors since contacting the mason companies direct was not successful.
7. **New Business:**
 - i. **Vacant Seat on Board of Directors:** Mr. Howard motion to appoint Rachel Martinez to the Board of Directors, seconded by Mr. Bryan. All were in favor and the motion carried. 5:0
 - ii. **Appointment of Officers:** Mr. Howard submitted his formal resignation from the Board effective immediately. Mr. Bartlett motioned to appoint Rachel Martinez as President of the Association, seconded by Mr. Bryan. All were in favor and the motion carried. 5:0

Mr. Bryan motioned that all other officers of the association maintain their current positions, seconded by Mrs. Martinez. All were in favor and the motion carried. 6:0

iii. **Entrance Letters**: Mr. Laster provided several estimates from Fast Signs to replace the missing letters as well as replace all the letters and logo as they are starting to delaminate. The Board agreed it was time to replace the letters and requested that Mr. Laster obtain at least 3 estimates which will be discussed at the next scheduled Board meeting.

8. **Open Discussion**: It was mentioned that there is a pot hole at the entrance of the community that needs to be filled. Mr. Laster will contact JR Davis to have this addressed. Mr. Bryan mentioned that it may be in the association's best interest to find out if the light bulbs for the street lights can be replaced with LED bulbs. Mr. Laster will contact City of St. Cloud to find out what options are available.

9. **Next Scheduled Meeting**: January 18th, 2012 at 7:00 p.m. (Board Meeting)

10. **Adjournment**: **VOTED** (Unanimously) to adjourn at 8:18 P.M.

Minutes Approved By: _____ Date: _____