

East Lake Cove Homeowners Association, Inc.

Date: Wednesday, May, 16, 2012 Time: 7:00 P.M.

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

Board of Directors Meeting Minutes

Attendance: Frank Bermudez, Vida Ricketts, Thomas Bartlett, Michelle Danker, Toni Johnson Michael Laster, LCAM from World of Homes.

Absent: Craig Bryan, Rachel Martinez

Members: Other members noted on the sign in sheet.

1. **Certify a Quorum:** A quorum was achieved with five of the seven Board Members present in person.
2. **Call to Order:** Michelle Danker called the meeting to order at 7:11 P.M.
3. **Proof of Notice:** Ms. 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:** Ms. Danker motioned to approve the minutes of the March 21, 2012 Board Meeting, seconded by Ms. Ricketts. All were in favor and the minutes were approved. 5:0.
5. **Financial Review:** Mr. Laster reviewed the financials through April 30th 2012. Mr. Laster indicated YTD expenses were under budget except for Legal Expenses.
6. **Old Business:**
 - i. **Speed Bumps / Deterrents:** Mr. Laster reminded the Board that Osceola County will not issue tickets in the community even though they previously issued tickets during off-duty shifts. Mr. Laster suggested prior to considering speed bumps that World of Homes and the Board if preferred meet with Fred Hawkins, the County Commissioner to see what assistance he can provide in resolving the speeding issue. Mr. Laster also informed he would schedule a meeting with a paving company to inspect the community and recommend the number of speed bumps / speed tables that may be necessary, keeping in mind that the community would prefer less overall.
 - ii. **Rear Gate / Application Process:** Mr. Laster informed that the final inspection was approved by the County of the installation of the rear gate. He also mentioned that the approval was limited to a 3 year period. The remaining road barriers will be donated to an organization per Ms. Danker, if that falls thru they will be posted on Craigslist.
 - iii. **1930 Big Cypress - Rental Management:** Mr. Barlett motioned to approve to have World of Homes change the locks to 1930 Big Cypress and complete an interior inspection with a member of the Board in preparation of renting the unit. The motion was seconded by Ms. Ricketts, all were in favor and the motion carried. 5:0

7. New Business:

- i. **Painting of Entrance Gate:** Mr. Bartlett motioned to have Jeff Kelly perform the painting of the entrance gate, walk-thru gates, and accents on wall provided he can for the cost of \$975, seconded by Ms. Danker. All were in favor and the motion carried. 5:0

In the event Jeff Kelly cannot complete for \$975, Board unanimously agreed to have Elite Custom Painting perform the job at a cost of \$1175.00.

8. Open Discussion: See Action Item List

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

10. Adjournment: Vice President Thomas Bartlett adjourned at 8:29 P.M.

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

Action Items

1. Contact Peabody to find out how to update website
2. Find out if entrance gate will re-open when car in gate path
3. Setup meeting with Fred Hawkins (Commissioner) and inform Board of date/time
4. Have Lakescape perform the following:
 - A. Add jasmine at entrance
 - B. Edge around existing jasmine
 - C. Edge grass along tennis/basketball courts
 - D. Removal additional brush/leaves/moss at volleyball area
 - E. Get quote to install mulch in playground area (swing sets)
5. Inspect basketball entrance gate to see if missing pole
6. Get quote from All American for replacing missing spindles on exit gate and separate quote for installing on exterior of entrance gate
7. Send letter to owner regarding Sandhill Cranes and feeding (nuisance)
8. Inspect Blue door on one of homes
9. Inspect Paint color on home located on Lazy Oaks Way