

East Lake Cove Homeowners Association, Inc.

Date: Wednesday, July, 18, 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, Rachel Martinez, Thomas Bartlett, Toni Johnson Michael Laster, LCAM from World of Homes and Jorge Miranda.

Absent: Michelle Danker

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. Mr. Bermudez arrived at 7:15 pm.
2. **Call to Order:** Michael Laster called the meeting to order at 7:05 P.M.
3. **Proof of Notice:** Ms. Ricketts 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 May 16th, 2012 Board Meeting, seconded by Mr. Bryan.. All were in favor and the minutes were approved. 5:0.
5. **Financial Review:** Mr. Laster reviewed the financials through June 30th 2012. Mr. Laster indicated YTD expenses were under budget except for Legal Expenses. Ms. Martinez requested to have the proposed budget for 2013 legal expenses to be reviewed to reflect more accurately.
6. **Old Business:**
 - i. **Speed Bumps / Deterrents:** The meeting with the commissioner was revisited, along with the speeding options. The board ruled out raising the traffic limit to accommodate the traffic agreement with Osceola County, and installing solar powered signs. Mr. Bartlett motioned to pursue the removable speed bump option upon additional information of manufacturer, and 3 estimates for this option. To include one removable speed bump at Main gate entrance stop sign. Ms. Johnson seconded the motion and the motion carried. 5:1 (Ms. Martinez was opposed)
 - ii. **1930 Big Cypress - Rental Management:** The board was provided an update of the cost incurred to date on refurbishing the home. In addition, the proposed rent was noted at \$1800 monthly. The costs from the refurbishing will be coded to miscellaneous.
 - iii. **Entry Gate Completed:** The board was informed of the Entry Gate Painting. Item is resolved.
 - iv. **Landscape Update:** The board was updated on the email and meeting with Lakescape representative regarding the property issues.

7. **New Business:**

- i. **Play Ground Mulch/Pressure Cleaning:** The board reviewed the proposal breakdown for Mulch installation vs. drop off. Michael Laster recommended that the installed price. Mr. Bryan motioned to approve the Mulch installation price of \$1540 from Bolling, Ms. Johnson seconded the motion. All were in favor, and the motion carried 6:0. Mr. Bartlett motioned to approve the play ground cleaning for \$230 from D'Best, Mr. Bryan seconded the motion, all were in favor and the motion carried. 6:0
- ii. **Gate Photo Cell:** The board reviewed information for photo cell installation and it was noted to table this item.
- iii. **Gate Spindle installation:** The board reviewed the proposals and determined to table this item.
- iv. **Landscape Yearly Contracts:** The board reviewed the proposal breakdown and discussed the two lower numbers. It was noted, that no references were available for the low number. Board made it clear that a new company was required and to issue 30 day cancellation notice for the Lakescape. Craig Bryan asked if any additional proposals could be accepted, he offered J and E Lawn Service and the contact information. Board requested to have the lowest contractors provide references and to solicit a proposal from the additional company. Board agreed to vote via email once information is provided.
- v. **New Trash Cans:** Board reviewed potential costs and decided to table item.
- vi. **New Large Flags:** Mr. Bartlett motioned to approve the purchase of 2 new larger American Flags at a cost of \$100.00 to be purchased by Michelle Danker. Mr. Bryan seconded the motion, all were in favor and the motion carried. 6:0
- vii. **Tree Remediation in Common Area:** Ms. Martinez motioned to approve a \$2000 cost to trim up the trees in common areas. Mr. Bryan seconded, all were in favor and the motion carried. 6:0

8. **Open Discussion:** See action item list.

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

10. **Adjournment:** President Rachel Martinez adjourned at 8:41 P.M.

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

Action Items

1. Send letter to owner regarding Sandhill Cranes and feeding (nuisance). Home 4936 Lazy Oaks Way per Board.
2. Send Letter to Pink House 4945 Lazy Oaks Way stating when repainting arises to have the color match the original or ARC approved color.
3. Have the pet garbage receptacles replaced, unit not post.
4. Set up inspection of potential new Rental Property 4934 Lazy Oaks Way.
5. Gather additional estimates for removable speed tables and literature explaining life span of material.
6. Provide board a summary of funds utilized for collections versus funds received from attorney.
7. Send violation letter to the first home on right after first pond regarding tree trimming.