

*East Lake Cove Homeowners Association, Inc.*

Date: Wednesday, September 19, 2012 Time: 7:00 P.M.

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

Board of Directors Meeting Minutes

**Attendance:** Michelle Danker, Frank Bermudez, Vida Ricketts, Rachel Martinez, Thomas Bartlett, Toni Johnson Michael Laster, LCAM from World of Homes and Jorge Miranda.

**Absent:** Craig Bryan

**Members:** Other members noted on the sign in sheet.

1. **Certify a Quorum**: A quorum was achieved with six of the seven Board Members present in person.
2. **Call to Order**: Ms. Martinez called the meeting to order at 7:09 P.M.
3. **Proof of Notice**: Ms. Martinez verified that the notice of the meeting was mailed / 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 July 18, 2012 Board Meeting, seconded by Mr. Bartlett. All were in favor and the minutes were approved. 6:0
5. **Financial Review**: Mr. Laster reviewed the financials through July 31, 2012.
6. **Old Business**:
  - i. **1930 Big Cypress**: Mr. Laster informed that 1930 Big Cypress was leased beginning September 1, 2012 at a rate of \$1650.
  - ii. **4934 Lazy Oaks - Rental Management**: Mr. Bartlett motioned to approve the WOH rental agreement contingent upon inspection by Ms. Danker, seconded by Ms. Johnson. The majority voted in favor with Ms. Martinez opposing, the motion carried. 5:1
  - iii. **Speed Hump/Bump Funds Allocation**: It was agreed that the speed humps would be paid for out of the miscellaneous grounds expense item.
  - iv. **Speed Hump Petition**: The Board allowed the members who signed up to speak on speed humps express their opinions.
  - v. **Dock - Trash Can Replacement**: Mr. Bartlett motioned to approved \$1350 to replace the doggie trash can and the two down by the lake, seconded by Ms. Danker. All were in favor and the motion carried. 6:0
7. **New Business**:
  - i. **2013 Proposed Budget**: Mr. Laster reviewed the proposed budget with the Board. There were several line items with projected figures that could not be verified and the reserve analysis needed to be updated. It was unanimously agreed that the budget approval would be postponed 30 days so an updated

reserve analysis could be completed by a third party company. Ms. Martinez motioned to have the reserve study updated at a cost of approximately \$3500, seconded by Ms. Danker. All were in favor and the motion carried. 6:0

- ii. **Attorney Collections:** Mr. Laster provided the Board with a summary of attorney fees and disbursements from C&M for the last two years.
- iii. **Pre-Trial Mediation:** Mr. Laster recommended that at least two members of the Board attend the mediation on November 15, 2012 at 3:00 p.m. at the offices of the mediator.
- iv. **WOH Management Contract:** It was agreed that a change of management would not be considered until after the pending mediation at which time the Board can obtain competitive quotes prior to signing a new agreement with WOH.
- v. **Tennis Court Entry:** Mr. Bartlett motioned to repair the tennis court entry at a cost of \$400, seconded by Ms. Ricketts. All were in favor and the motion carried. 6:0
- vi. **New Community Development South:** At the request of a homeowner, WOH requested a copy of the original PUD from Osceola county to verify if a wall was planned to be installed between East Lake Cove and East Lake Park. This information will be reviewed with the Board once obtained.
- vii. **Pond Maintenance Contract:** Ms. Martinez motioned to approve to contract Aquatic Systems to maintain the ponds, seconded by Ms. Johnson. All were in favor and the motion carried. 6:0
- viii. **Gate Display:** Mr. Bartlett motioned to approved \$400 to replace the call box display, seconded by Ms. Danker. All were in favor and the motion carried. 6:0

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

9. **Next Scheduled Meeting(s):** 2012: October 17 (Budget), November 21 (Annual) 2013: January 16

10. **Adjournment:** President Rachel Martinez adjourned at 9:35 P.M.

**Minutes Approved By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

#### **Action Items**

1. Contract Aquatic Systems to maintain ponds.
2. Have tree limbs trimmed back from stop signs.
3. Have dock inspected for repair needs.
4. Order update to reserve analysis.
5. Schedule inspection of 4934 Lazy Oaks with Ms. Danker.
6. Order new trash cans for pet station and park.
7. Have Tennis Court Entry repaired.
8. Have gate display replaced by All American.