

# East Lake Cove Homeowners Association, Inc.

*LOCATION: MARCOOSSEE COMMUNITY SCHOOL  
TIME: 7:00 P.M. DATE: TUESDAY, FEBRUARY 19, 2008*

## **BOARD OF DIRECTORS MEETING MINUTES**

**Attendance:** Dave Coates, Diane Charbonneau, Dennis Howard, Harvey Schwartz and Michael Laster, LCAM from World of Homes.

**Absent:** John Barfield, Frank Bermudez, and Charlie Duncker

**Members:** As indicated on the sign-in sheet.

1. **Certify a Quorum:** With four of the seven Board Members present, a quorum was achieved.
2. **Call to Order:** President, Dave Coates, called the meeting to order at 7:09 P.M.
3. **Proof of Notice:** Mr. Coates verified that the notice of the meeting was posted in accordance with Florida Statutes and the Association Documents.
4. **Old Business:**
  - a. **Big Cypress Fountain:** Mr. Coates explained that the fountain would be reinstalled and once certified by the utility company, two electricians who live in the community would relocate the fountain from behind 1920/1922 Big Cypress to the north end of the pond. Southern Oaks would assist by trenching and repairing the landscape once the relocation of the meter has been completed. Mr. Coates requested that World of Homes reinstall the meter since no official approval was given to remove the meter after it had been installed. Mr. Laster explained that maybe there was some miscommunication and acknowledged that he would take care of having the meter reinstalled just behind 1920 Big Cypress. Mr. Brown acknowledged and stated that having the meter moved within the next few months was acceptable. Mr. Coates stated the relocation of the fountain would be completed by summer.
  - b. **Storm Drain Certification:** The Board agreed that a request would be sent to Jeff Stuart of Lifestyle Builders asking for him to provide guarantee on repairs made by June Engineering to the weir and drainage system. Mr. Charbonneau stated she would send formal request to Jeff Stuart to provide certification.

- c. **Bus Monitors**: Mr. Laster provided the Board with contact information for all the bus monitors and explained that it was agreed upon that someone would be at the entrance gate in the morning and evenings to let the bus in. It was brought to his attention that the bus monitors were not allowing access to the community and that the bus driver was using a remote again. The Board requested Mr. Laster to issue a notice to the bus monitors that if someone was not present and available to allow access to the community that the Board fully intended on terminating the agreement signed with Osceola County allowing the bus to enter the community.
- d. **Vendor Gate Access Codes**: Some owners stated they thought it would be best to change the vendor code to prevent unwanted guests from entering the community. It was mentioned that since the gate was not manned by a security guard that it would be difficult to prevent guests from entering the community behind a resident. The Board agreed that there was no need to change the vendor access code at this time.
- e. **Camera System**: Mr. Coates informed the Board that the camera system was now operational as the drive malfunctioned and was replaced under warranty by the camera company. There is now a battery backup installed and owners in the community can obtain the access code to the cameras by requesting it in writing from John Barfield.

Mr. Schwartz motioned to table this item, seconded by Mr. Coates. All were in favor and the topic was tabled.

- f. **Website (Secured Login)**: The website is not secure at the moment the Board discussed the possibility of securing the website. The Board agreed not to secure the website at this time.
- g. **Neighborhood Watch**: Mrs. Charbonneau informed the Board that she had contacted the Neighborhood Watch Officer for East Lake Cove and requested a meeting soon. The Board agreed to hold the Neighborhood Watch meetings the first 30 minutes of the Board meeting to improve attendance at Board meetings and the Neighborhood Watch Program.
- h. **Speed Bumps**: The Board determined that there was not enough members in favor of installing speed bumps at this time.

Mr. Coates motioned to table topic with no further action at this time unless speeding and concern in the community worsens, seconded by Mr. Schwartz. All were in favor and the motion carried.

- i. **Irrigation Pump**: Mr. Coates informed the Board that he had been contacted again regarding the noise from the irrigation pump. Mr.

Coates volunteered to obtain a quote to sound proofing for the irrigation pump.

j. **Committee Updates**

1. ARC Committee – The committee requested that the Board review the possibility of allowing owners to install screens on their garages. Mr. Laster stated that this would not be considered enclosing the garage unless the garage door was removed and completely enclosed. The Board stated they were open to new ideas and would review any ARC requests that were not previously approved by the Committee.
2. Resolution Committee – Violations have been minimal, no further updates.
3. Recreation Committee – Meeting schedule by end of week. Garage Sale tentatively scheduled for April. Committee may have East Egg Hunt (time permitting).
4. Beautification Committee – Mr. Coates requested on behalf of the Beautification Committee that the chair of the committee be permitted to expend Association Funds which have been budgeted and set aside specifically per the current landscape contract. Mr. Schwartz made a motion to allow the committee chair to expend allotted funds in budget per landscape contract with prior Board Approval, seconded by Mr. Coates. All were in favor and the motion carried.

5. **New Business:**

- a) **Management Contract:** The Board stated there were no current issues with World of Homes. Mr. Coates reminded the Board that to non-renew the current contract, the Association would have to provide a written 90 day notice of termination. The Board also requested that World of Homes provide a renewal contract in the next 60 days.
- b) **Osceola Shopper:** Mr. Laster provided the Board with a letter from Osceola Shopper showing that they have the right to distribute their publications in private communities. The Board acknowledged the right set forth in the Freedom of Speech and Press and tabled the issue. Mr. Laster stated if the driver continued to speed that we could contact the route supervisor and report the incident.
- c) **Sidewalk Repair (Lazy Oaks Way):** The Board stated that there was washout underneath the sidewalk on Lazy Oaks Way. Mr. Schwartz motioned to allow Southern Oaks to repair the washout by installing a drain for \$335.00, seconded by Mr. Howard. All were in favor and the motion carried.
- d) **Cleanup of Lift Station:** Southern Oaks acknowledged that this area has been overlooked and agreed to clean up the area as a part of their routine maintenance. In addition they will be installing fence posts by the road barrier to prevent vehicles from driving around the road barrier through a homeowner's lawn at no additional cost.

- e) **Refurbishment of Walk-Thru Gates**: The Board unanimously agreed to expend up to \$200 to install spring loaded hinges on the pedestrian gates at the entrance.
  - f) **Amendment to Covenants**: Mr. Coates stated that he would like to discuss the possibility of amending the documents to prohibit Group Homes. Mr. Laster stated that unfortunately he is not aware of any Florida Statutes that allows an Association to monitor or dictate occupancy of a single family home. He also stated that the only method of enforcement was if children were involved and there were too many occupants that Child Services may get involved in removing the children from the environment. The Board agreed to table this item for the time being.
6. **Open Discussion**: Mr. Coates reported that Charlie Duncker would change the bulbs at the entrance which were out and install a photocell for the lighting. The Board agreed to allocate up to \$150 for these repairs.
7. **Adjournment: VOTED** (Unanimously) to adjourn at 9:15 P.M.

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