



2884 S. Osceola Avenue
Orlando, FL 32806

820 Palmway Street
Kissimmee, FL 34744

T: 407.770.1748

F: 407.770.1792

East Lake Cove Homeowners Association Inc. Official Board Meeting Minutes

Date: February 10, 2015

Time: 7:00 p.m.

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

Attendance: Brad Danker, Jeff Clark, Tab Bartlett, Mike Hileman, Jorge Miranda and Uriel Uribe, LCAMs from World of Homes.

Absent: Frank Bermudez, and Toni Johnson

Members: As indicated on the sign-in sheet.

1. **Certify a quorum:** With 4 of the 6 Directors of the Board present, a quorum was achieved.
2. **Call to order:** Mr. Danker called the meeting to order at 7:00 p.m.
3. **Certify meeting notice:** Mr. Hileman certified that the meeting notice was posted in accordance with Florida Statutes and the governing documents of the association.
4. **Approval of Prior Meeting Minutes:** Mr. Miranda reviewed the meeting minutes from November 18, 2014. Mr. Danker motioned to approve the minutes. Motion was seconded by Mr. Clark. All were in favor and the motion carried.
5. **Financial Review:**
 - a. **December 2014:** Mr. Miranda reviewed the December 2014 financials. Mr. Bartlett motioned to approve the financials as presented. Motion was seconded by Mr. Hileman. All were in favor and the motion carried.
6. **ARC Approvals:** N/A
7. **Old Business:**
 - a. **Play Ground Repairs:** Mr. Miranda provided the board with an estimate from APARK.com in order to provide an overlook and idea on the cost for such change/replacement of the existing playground. The park was inspected by a professional park inspector. Mr. Miranda will request additional estimates in order to compare various costs. **Fence or Shrubs around Playground:** Mr. Miranda advised the Board that a perimeter fence or shrubs are needed in order satisfy the insurance inspection report. Mr. Miranda will obtain 2 or 3 more bids for this project for review as requested by the Board. Mr. Miranda will also double check with the insurance company to find out what type/style of fence is required, and if split rail fence is acceptable.
 - b. **Mail Box Replacement:** Mr. Miranda commented to the Board that Mr. Uribe stopped by the neighbor Association (East Lake Park) to try and obtain the contact information from where they obtain their mailboxes and mailboxes poles. Mr. Uribe will keep reaching out in order obtain an answer. The board confirmed to keep the current choice as the replacement option.





2884 S. Osceola Avenue
Orlando, FL 32806

820 Palmway Street
Kissimmee, FL 34744

T: 407.770.1748

F: 407.770.1792

- c. **Dock Dredging:** Mr. Danker advised the board of the vendor's feedback regarding the best time to perform the dock dredging project. It is recommended to perform it when the water levels are at the lowest point. Early spring before the rains is ideal. The board unanimously agreed to hold off until such time.

8. New Business:

- a. **Main entry Signs Replacement:** Mr. Miranda provided the Board with three (3) estimates/quotes from two (2) different vendors in order to replace the existing entrance sign. After the Board reviewed Mr. Miranda's recommendations, the Board decided to get examples of what the proposed sign will look like. Mr. Miranda will reach out to the vendor and will further investigate how to obtain examples without having to accrue design fees. Also to request an illustration of Sign crafters second option.
- b. **Pressure Wash Lazy Oaks Loop Corner:** Mr. Miranda provided an estimate from KBS in order to pressure wash the corner between 1911 Lazy Oaks Loop and 1921 Lazy Oaks Loop (200 linear feet). The Board directed to table and to please keep an eye on that area.
- c. **Light Installation Along Entrance Wall:** Mr. Miranda provided the Board with an estimate from Switch Electrical in order to install forty three (43) LED spotlights on the outside columns. The Board liked the idea of illuminating the front entrance wall and then requested two (2) additional bids. Mr. Danker motioned to approve the ceiling cost of \$4800 to perform the project, once the additional bids are received to confirm best price for the project. The board requests pictures of the light fixtures.
- d. **Phone Line Provider:** Mr. Miranda expressed to the Board the multiple issues that have been encountered at the entry gate call box. The issues appear to be a result of the existing phone line (Century Link) and provided the Board with an estimate from Bright House in order to replace Century Link. The board, at this time, would not like to change the phone provider and requested that Century Link do everything in their capability to avoid these issues from happening again.

9. Open Discussion: None

10. Next Scheduled Meetings: April 14, 2015 at 7:00pm at Narcoossee Community Center, 5354 Rambling Road, St. Cloud, FL 34771.

11. Adjournment: Mr. Clark motioned to adjourn the meeting at 8:07pm, seconded by Mr. Hileman. All were in favor and the motion carried.

Respectfully Submitted by:

Uriel Uribe, LCAM

Community Association Manager

On Behalf of the Secretary of East Lake Cove HOA

The foregoing minutes of the Board of Directors have been officially approved by:

Director Signature

Our World Revolves Around You





2884 S. Osceola Avenue
Orlando, FL 32806

820 Palmway Street
Kissimmee, FL 34744

T: 407.770.1748

F: 407.770.1792

Date

ACTION ITEMS:

- **WOH to follow up on the reimbursement check for owner.**
- **WOH to get water valve key from owner as well as replacement remote.**
- **WOH to get illustration of sign crafters second option, as well as getting a picture the Northpointe sign at night.**
- **WOH to gather 2 additional bids for installing lighting at the main entrance wall at each column as well as provide pictures of the proposed light fixtures.**

