



## East Lake Cove Homeowners Association Inc. Official Board Meeting Minutes

**Date:** February 11, 2016

**Time:** 7:00 p.m.

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

**Attendance:** Brad Danker, Tab Bartlett, Jeff Clark, Mike Hileman, Frank Bermudez, and Jorge Miranda LCAM from World of Homes.

**Absent:** N/A

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

1. **Certify a quorum / Call to Order:** With 5 of the 5 Directors of the Board present, a quorum was achieved. Mr. Danker called the meeting to order at 7:01 p.m
2. **Certify meeting notice:** Mr. Danker certified that the meeting notice was posted in accordance with Florida Statutes and the governing documents of the association.
3. **Approval of Prior Meeting Minutes:** Mr. Miranda reviewed the meeting minutes from December 8, 2015. Mr. Danker motioned to approve the minutes. Motion was seconded by Mr. Hileman. All were in favor and the motion carried. 5:0
4. **Financial Review:**
  - a. **December 2015:** Mr. Miranda reviewed the financials from December 2015; the financials included Balance sheet, Budget Variance, and Accounts Receivable. Mr. Hileman motioned to approve the financials as presented. Motion was seconded by Mr. Danker. All were in favor and the motion carried.
5. **ARC Approvals:**
  - a. **New ARC Committee member Appointment:** The board was provided a current list of the approved ARC forms since last board meeting. Denials will be included from this point forward.
6. **Old Business:**
  - a. **Main Entry Signs Replacement:** Mr. Miranda advised the board the project was completed. Final payment for the negotiated price will be issued.
  - b. **Light Installation along entrance wall:** The board was advised the project is complete.
  - c. **SFWMD Operating Permit - Weir :** The board was provided an updated proposal from Osceola Engineering as to their proposed direction on this project. Howard Engineering also submitted a proposal. Mr. Hileman motioned to approve the local firm Osceola Engineering for the project at \$10,954. The motion was seconded by Mr. Danker. All were in favor and the motion carried. 5:0. Formal notice will be issued to SFWMD to advise of the direction and to avoid enforcement on this issue.
  - d. **Web Page Programmer:** The board was advised of the new vendor who will be performing the web page programming. Project to be completed by end of next week.

ASSOCIATION MANAGEMENT   ■   PROPERTY MANAGEMENT   ■   REAL ESTATE SALES

Phone: (407) 770-1748  
Fax: (407) 770-1792

2884 S Osceola Ave.  
Orlando, FL, 32806

820 Palmway Street  
Kissimmee, FL, 34744



- e. **Lake Pond Maintenance Permit:** Mr. Miranda confirmed a second permit was approved. The vendors resubmitted their bids accordingly. Mr. Danker motioned to approve Aquatic Management Strategies for the contract at \$310 per month. The motion was seconded by Mr. Bartlett. All were in favor and the motion carried. 5:0
  - f. **Landscape Entrance Project:** The board was advised the landscaper is determining the irrigation situation for the main entrance before he installs the new proposed plan.
  - g. **Color Book:** This item is pending on ARC committee Feedback.
7. **New Business:**
- a. **Pedestrian Traffic through yards:** Mr. Bartlett mentioned the issue regarding pedestrian traffic from the neighboring community through residents yards. Mr. Danker advised he would reach out to the neighboring board president to begin discussion on possible solutions for this matter.
  - b. **ARC Book with Picture log:** The board requested a cost proposal for World Of Homes to prepare a Word Document with a picture of the front of each home in the community and the corresponding address. To include paint scheme if known.
  - c. **Over Night Parking:** The board reviewed the legal opinion from association attorney regarding the ability to promulgate parking rules on the private roadways. After review Mr. Danker motioned to change the Overnight Time Frames to 12:00 am to 6:00 am Seven Days a week. Mr. Bartlett seconded the motion, all were in favor and the motion passed. World of Homes to have a new sign manufactured and installed. 5:0
  - d. **Install 8 Pine Trees:** The board ratified the approval of \$1000 to install 8 pine trees in the North Easement. Unanimous approval.
  - e. **Brick Wall Repair:** Mr. Danker motioned to approve the estimate from McCulloh Masonry for \$5650 to perform the required repairs to the Eastern Brick wall on both the North and South side of entrance. This is contingent on the warranty being a one year warranty on the repairs. The motion was seconded by Mr. Clark. All were in favor and the motion carried. 5:0
8. **Open Discussion:**
- **Towing of vehicles was discussed.**
  - **Amendments to the association documents are being considered for the near future, to include no sex offenders, Lease restrictions and quorum requirements.**
9. **Next Scheduled Meetings:** April 14th, 2016 at 7:00pm at Narcoossee Community Center, 5354 Rambling Road, St. Cloud, FL 34771.
10. **Adjournment:** Mr. Danker motioned to adjourn the meeting at 7:58pm, seconded by Mr. Clark. All were in favor and the motion carried.



Respectfully Submitted by:

**Jorge Miranda, 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

\_\_\_\_\_

Date

**ACTION ITEMS:**

- **WOH to look into tree trimming along Narcoossee Road.**
- **Board to generate a list of commandments for ARC procedures.**
- **Complete Brick wall repairs.**
- **Conclude Web page Programming.**
- **Review Camera System.**
- **New Parking Rules sign for main entrance.**

**ASSOCIATION MANAGEMENT   ▪   PROPERTY MANAGEMENT   ▪   REAL ESTATE SALES**

Phone: (407) 770-1748  
Fax: (407) 770-1792

2884 S Osceola Ave.  
Orlando, FL, 32806

820 Palmway Street  
Kissimmee, FL, 34744