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

**Date:** February 19, 2014

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

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

**Attendance:** Brad Danker, Jeff Clark, Toni Johnson, Mike Hileman, Jorge Miranda CAM from World of Homes.

**Absent:** Tab Bartlett, Frank Bermudez

**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 7:05 p.m.
3. **Certify meeting notice:** Mr. Danker 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 December 3, 2013. Mr. Danker motioned to approve the minutes. Motion was seconded by Ms. Johnson. All were in favor and the motion carried. 4:0
5. **Financial Review:**
  - a. **December 2013:** Mr. Miranda reviewed the year-end financials. Mr. Danker motioned to approve the financials as presented. Motion was seconded by Mr. Clark. All were in favor and the motion carried. 4:0
  - b. **Collections:** Mr. Miranda recommended sending two accounts to the attorney for collections and two accounts for mortgage foreclosure monitoring. Mr. Danker motioned to approve the recommendations as presented. The motion was seconded by Mr. Clark. All were in favor and the motion carried. 4:0
6. **ARC Approvals:** The following ARC forms have been approved by the ARC committee from the date of the last board of directors meeting.
  - 1) **4936 Lazy Oaks Way:** Repaint home exterior: Fortune Cookie White MSL 038.
  - 2) **4924 Lazy Oaks Way:** Repaint home exterior: Balsam Bark, Mission Brown.
7. **Old Business:** N/A
8. **New Business:**
  - a. **Gate Receiver & Remote Replacement:** Mr. Miranda reviewed the items and costs the board has approved for the gate receiver and remote replacement. It is so ratified that the board unanimously approved a cost of \$5,940.00 for the replacement of a new receiver, main board, and 230 remotes. This action was required due to the current receiver system being obsolete.
  - b. **Long Term Units Cost Benefit Analysis:** The board was provided a break down showing the amount of assessments due, collections cost, rehab/maintenance, and rental income for the units the association got title to through the lien/foreclosure process. To date, the association has generated \$17,030.75 in surplus revenue to cover delinquent assessments.
  - c. **Tree Trimming in Community:** The board was provided estimates for the trimming of trees along roadways, palm trees and trees in playground areas. It was noted for the board that one certified arborist was offering a 30% discount for contracts approved in the month of February. The board deliberated on this project. Mr. Danker stated the potential safety and liability issue associated with the overgrown trees that line the roadways. He also stated that a newsletter was sent out to the community





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requesting that homeowners trim trees along the roadways in front of their homes, but very few performed the requested action. Therefore, the board unanimously approved the cost of \$11,000.00 for this project.

**9. Open Discussion:**

- **Squatters:** Mr. Danker informed the membership that squatters were found at a home in the community. The squatters gained access through old remotes and emergency access codes. The squatters vacated the property within 3 weeks after action taken by the board and law enforcement.
- **Dock/Boat Ramp:** A member asked about the association’s plan for the dock area. The board discussed what has been researched thus far. This type of project would require county permitting, and membership approval. The board offered to appoint any members that were interested in heading the research for this project. Only one member was interested. No committee was pointed.
- **Traffic Barriers:** Mr. Danker motioned to approve the cost of \$500 for the installation of posts at the end of Lazy Oaks Way cul de sac, and the property line along the volleyball court. The purpose is to obstruct off road vehicles from riding in and out of the community. Mr. Clark seconded the motion, all were in favor and the motion carried. 4:0

**10. Next Scheduled Meetings:** April 15, June 17, August 18, October 21(Budget), December 16 (Annual) at 7:00 p.m. at Narcoossee Community Center, 5354 Rambling Road, St. Cloud, FL 34771.

**11. Adjournment:** Mr. Danker motioned to adjourn the meeting at 8:13 p.m., seconded by Mr. Clark. All were in favor and the motion carried. 4:0

Respectfully Submitted by:

**Jorge Miranda, LCAM**

Licensed Manager / Agent

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

\_\_\_\_\_

Director Name

\_\_\_\_\_

Date





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#### **Action Items:**

- **WOH to contact county traffic sign division to have street sign replaced at main entrance.**
- **WOH to have volleyball court maintained by landscaper.**
- **WOH to address homeowners who performed unauthorized tree removal.**
- **WOH to address incorrect mailbox replacement by the landscaper.**
- **WOH to address the 30 currently held at the St. Cloud post office.**

