



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

**Date:** April 14, 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, and Jorge Miranda LCAM from World of Homes.

**Absent:** Frank Bermudez

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

1. **Certify a quorum / Call to Order:** With 4 of the 5 Directors of the Board present, a quorum was achieved. Mr. Danker called the meeting to order at 7:09 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 February 11, 2016. Mr. Danker motioned to approve the minutes. Motion was seconded by Mr. Hileman. All were in favor and the motion carried. 4:0
4. **Financial Review:**
  - a. **February 2016:** Mr. Miranda reviewed the financials from February 2016; 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. 4:0
5. **ARC Approvals:**
  - a. **New ARC Committee Member Appointment:** The board was provided a current list of the approved ARC forms since August 2015.
6. **Old Business:**
  - a. **SFWMD Operating Permit:** The board was provided an update on the engineers progress with SFWMD, and the environmental department. It appears a solution has been generated. Osceola Engineering will be formulating the design and it is recommended to include the remediation of the storm system with the same scope. The board accepted the recommendation and will await the proposal and for it to include the remediation along with the proposed fix to the drainage issue.
  - b. **Web Page Programmer:** The board was advised the web site is 95% complete, and the board is requested to look it over and advise on any possible changes or modifications.
  - c. **Landscape Entrance Project:** The board was advised the existing chases were found and the landscaper and irrigation contractor were advised of their location. They will generate the options for using them for irrigation and advise the board.

ASSOCIATION MANAGEMENT   ■   PROPERTY MANAGEMENT   ■   REAL ESTATE SALES

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- d. **Color Book:** This item is pending on Florida Paint to issue the color book per the pictures and colors the Architectural Review Committee provided. Book is expected early next week for review.
  - e. **Pedestrian Traffic:** This topic is still being discussed with the neighbor community to find possible solutions.
  - f. **ARC Book Log- Cost WHO:** The board was provided a proposal for generating a current ARC book Log of every home in the community. The log will include a clear well-lit frontal picture of the home, address, and all ARC submittals from the conception of the community per current records. Mr. Danker motioned to approve the cost of \$950 to perform this project to be provided in 4 weeks for committee review. The motion was seconded by Mr. Bartlett, all were in favor and the motion passed. 4:0
7. **New Business:**
- a. **Surveillance Cameras:** Mr. Bartlett directed to table this topic for future discussion.
  - b. **Asphalt Paving:** The board directed to table this project however requested for proposals from engineers to offer their professional opinion and recommended direction.
  - c. **Parking Violation Committee:** The board discussed the matter and directed to remove this item.
  - d. **Chain link Fence Repair(Ratification):** The board ratified the approval of \$1150 to repair chain link fence at 1941 Lazy Oaks Loop and 1932 Big Cypress Drive in the North Easement. Unanimous approval.
8. **Open Discussion:**
- **ARC Committee:** Mr. Danker advised of the resignation of Mrs. Clark from the ARC committee. Mr. Danker motioned to appoint Mrs. Griffith to the ARC committee. The motion was seconded by Mr. Hileman. All were in favor and the motion passed. 4:0
  - Call box bollard location is incorrect, the board is expecting the second one to be installed in correct location. Mr. Danker will indicate the specified location of the second bollard.
9. **Next Scheduled Meetings: June 9th, 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 8:03pm, 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 generate the ARC log book with in 4 weeks.**
- **Board to generate a list of commandments for ARC procedures.**
- **Color book to be forwarded to ARC for review once provided by Florida Paint.**
- **CAM to have second bollard installed.**
- **CAM to have proposals for spraying all weeds in roadways.**

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