



2884 S. Osceola Avenue  
Orlando, FL 32806

820 Palmway Street  
Kissimmee, FL 34744

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

**Date:** April 14, 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 Mark Costa, 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 7:04 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 February 10<sup>th</sup>, 2015. Mr. Danker motioned to approve the minutes. Motion was seconded by Mr. Hileman. All were in favor and the motion carried.
5. **Financial Review:**
  - a. **March 2015:** Mr. Miranda reviewed the March 2015 financials. A request from the board for World of Homes to send an apology by letter to the residence who received a late notice and charges in error and to ensure that East Lake Cove is not charged for the postage and mailing for the mistake – Mr. Miranda agreed. Mr. Danker 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:** A motion by Mr. Danker to approve \$8000.00 for rehab and beautification of the playground was seconded by Mr. Clark all were in favor. The improvements will include adding a fence, per the quote from George R Tyll dated 4-14-15 for \$2150 and the rest of the work completed by the “handyman” to include pressure washing and painting of existing equipment . Raising the existing bordered area as well as extending it to include both play areas and finally a leveling and fresh mulching as well as removing all old mulch of the play area will include.
  - b. **Dock Dredging:** A discussion to move forward with receiving quotes for dredging the area around the dock ensued per previous approved motion. Mr. Wicker will move towards East Lake Cove dock in the near future. In addition a request to solicit quotes to add a boat ramp was issued by Mr. Danker.





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- c. **Main entry Signs Replacement:** A motion by Mr. Danker, seconded by Mr. Bartlett, and all were favor of approving \$20,000.00 to replace the front entry sign on both sides with new black granite backdrop options, backlit led lettering (to remain the same font, slightly larger) and birds to be managed by WOHs property manager. Allow Signcrafters and Onsite re-bid with the permanent spec options for pricing.
- d. **Light Installation along entrance wall: The previous motion held for further review of estimates.**
- e. **Phone Line Provider:** Mr. Miranda expressed to the board that American All Secure found the problem on their end and have rectified. All is well to report in this area at this time.

8. **New Business:**

- a. **Gate Repair:** Mr. Miranda reported that the gate is repaired at this time and in working order with all video monitoring in progress from all 3 cameras. It was decided by the board to open the current code day time entry to Sundays for postal and carrier delivery.
- b. **County Permit – Violation:** A motion by Mr. Danker and seconded by Mr. Bartlett and all were in favor of approving the quote from A Sunstate Tree Inc. for \$10,000 to lift all trees on the drive paths in the community to 14 foot. This is to stay in compliance with the violation issued by Department of Community Development in claim that all roads should accommodate fire truck access.
- c. **Carp Installation Permit:** Carp permit was discussed and agreed by board to allow at no cost to the community, Mr. Danker signed contract to initiate.

9. **Open Discussion:**

- **Insurance claim:** It was decided by the board, after attorney approval, to pay the deductible of the claim to resident with pothole damage to vehicle out of operating budget.
- **Asphalt Repair:** Ensure job completion from pothole damage to roadway.
- **Resident Pass through Issue:** Resident at 1924 Lazy Oaks Way is having trespassing issues with adjoining neighborhood using their yard as a passage to change communities. Board to have letter drafted to neighboring community.
- **Website:** Mr. Clark to change community website to direct visitors to [www.worldofhomes.net](http://www.worldofhomes.net)

10. **Next Scheduled Meetings:** June 9<sup>th</sup>, 2015 at 7:00pm at Narcoossee Community Center, 5354 Rambling Road, St. Cloud, FL 34771.

11. **Adjournment:** Mr. Danker motioned to adjourn the meeting at 8:36pm, seconded by Mr. Clark. All were in favor and the motion carried.





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Respectfully Submitted by:

**Mark Alan Costa, 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 send apology letter for late notices and charges and remove postage for error**
- **WOH to expedite the beautification and improvement of playground**
- **WOH to gather quotes for installing boat ramp on left side of dock**
- **WOH to spec the front entry sign replacements and receive new quotes from Signcrafters and Onsite and proceed with installation with decided company, WOH to manage project.**
- **WOH to change front gate code to include Sunday in usage for carrier deliveries**
- **WOH to coordinate tree trimmings with A Sunstate Tree Inc.**
- **WOH to submit letter to neighboring community in reference to pass thru issues at residence**
- **WOH to send 1958 a letter about animal droppings in tennis court**
- **WOH to research electrical bill increase**
- **WOH to have the ferns cut off the central palm on Big Cypress and Lazy Oaks Way**
- **WOH to follow up on the owners who removed two oak tree's in easement, and have them issue written approval from the county or City that granted them permission to perform this removal.**

