

East Lake Cove Homeowners Association Inc. Official Board Meeting Minutes

Date: April 15, 2014

Time: 7:00 p.m.

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

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

Absent: Toni Johnson

Members: As indicated on the sign-in sheet.

1. **Certify a quorum:** With 5 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 19, 2014. Mr. Hileman motioned to approve the minutes. Motion was seconded by Mr. Danker. All were in favor and the motion carried. 5:6
5. **Financial Review:**
 - a. **February 2014:** Mr. Miranda reviewed the February 2014 financials. Mr. Bartlett motioned to approve the financials as presented. Motion was seconded by Mr. Danker. All were in favor and the motion carried. 5:6
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) **1915 Lazy Oaks Loop: Repaint exterior SW6001 Gray, SW7005 Pure White**
 - 2) **4910 Lazy Oaks Way: Refinish pool deck with Natural brick pavers**
 - 3) **1942 Big Cypress Drive: Repaint front door.**
7. **Old Business: N/A**
8. **New Business:**
 - a. **Gate code – Realtors / Owners:** The board revisited the topic of issuing gate codes for owners. As well as the issue of real estate agents posting their cards and vendor code on the call box. One member attended to voice their opinion on the matter. The board reviewed the information presented, and advised the member that serious discussion and thought has gone into the current status of this issue. Mr. Danker reiterated that the board's current decision to not issue gate codes is based in keeping safety as the highest goal. The board unanimously agreed to keep the current conditions as they are, without individual codes.
 - b. **Reserve Fund Amendment:** The board reviewed a letter from the association attorney dated 04.10.14 advising as to the manner in which to establish reserves accounts per the association regulations. Mr. Danker motioned to have the firm of Clayton and Mc Culloh draft the necessary mailings to set up for a special membership meeting and vote on the matter. The motion was seconded by Mr. Clark, all were in favor and the motion carried. 5:6
 - c. **2013 Tax Return:** A copy of the 2013 tax return was presented to each board member for their records and review.





2884 S. Osceola Avenue
Orlando, FL 32806

820 Palmway Street
Kissimmee, FL 34744

3930 S. Nova Road, Ste 303
Port Orange, FL 32127

T: 407.770.1748

F: 407.770.1792

info@worldofhomes.net

d. **Mail Boxes:** The board was advised that the previously approved mail box alternative has been discontinued. It was recommended to find another alternative. Mr. Bartlett volunteered to research for a cost effective alternative to the developer installed model.

9. **Open Discussion: none**

10. **Legal Update: Membership was excused for the board to review and discuss legal matters.**

11. **Next Scheduled Meetings: 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.**

12. **Adjournment:** Mr. Danker motioned to adjourn the meeting at 8:0 p.m., seconded by Mr. Clark. All were in favor and the motion carried. 5:6

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

Action Items:

- **WOH to research LED lights for the community light poles.**
- **WOH to research the options of standardizing the for sale sign for the community.**
- **WOH to address homeowners who performed unauthorized tree removal.**
- **WOH to address the pedestrian gates and handles.**
- **WOH to address the color book with Valspar Paint Drop.**



Our World Revolves Around You

