



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

## *East Lake Cove Homeowners Association, Inc.*

Date: April 24, 2013 Time: 7:00 P.M.

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

### Board of Directors Meeting Minutes

**Attendance:** Thomas Bartlett, Brad Danker, Toni Johnson, Jeff Clark, and Jorge Miranda LCAM from World of Homes.

**Absent:** Craig Bryan, and Frank Bermudez

**Members:** Other members noted on the sign in sheet.

1. **Certify a Quorum:** A quorum was achieved with four of the seven Board Members present in person.
2. **Call to Order:** Mr. Bartlett called the meeting to order at 7:04 P.M.
3. **Proof of Notice:** Mr. Danker verified the meeting notice was posted in accordance with Florida Statutes and the Association Documents.
4. **Approval of Prior Meeting Minutes:** Mr. Bartlett motioned to approve the February 20th, 2013 minutes as presented, motion seconded by Mr. Danker. All were in favor, motion carried. 4:0
5. **Financial Review:** Mr. Miranda reviewed the March 2013 financial report. Mr. Danker motioned to approve the financial statement as presented. Motion seconded by Mr. Clark. All were in favor, motion carried. 4:0
6. **Old Business:**
  - a) **Management Contract Renewal:** The World of Homes management contract was unanimously ratified outside of the board meeting via email in writing with each board member being in favor. It was executed at the meeting.
  - b) **Bright house Marketing Proposal:** The board directed to table this item until a member of the community who has extensive knowledge and experience with these types of contracts is able to review said contract and provide input. It was noted that the association attorney has provided feedback on the proposal and Bright house has modified the proposal to reflect the attorney's requests.
  - c) **Storage Unit:** The board reviewed the contract for the storage unit that was acquired to store association decorations and supplies. Mr. Danker motioned to approve keeping the storage unit at a rate of \$35.00 per month. Motion seconded by Mrs. Johnson. All in favor, and motion carried. 4:0
  - d) **Entrance Irrigation:** The board reviewed the proposal summary for the installation of irrigation to the main entrance of the community. The project includes the directional boring of two lines from the North to the South side of the entrance. In addition, 2 new



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zones will be installed to cover more area along the front brick wall. Mr. Bartlett motioned to approve the project at an estimated cost of \$4986.00. Motion seconded by Mr. Danker. All in favor, and motion carried. 4:0

**7. New Business:**

- a) **Walkway Installation:** The board reviewed the proposal summary for the sidewalk path around the western pond. The board determined to table this project after discussion of the cost versus value added for this project.
- b) **Document Storage:** The board reviewed the proposed costs for both scanning and storing the association documents with commercial vendors. It was determined by the board to not make any changes to the current document storage conditions.
- c) **Tree Installation:** The board reviewed the proposed costs for installing new 35' palm trees at the main entrance. This item was tabled.
- d) **Reserve Fund Transfer:** The board was presented a recommendation to transfer reserve funds in the amount of \$75,000 to First Southern Bank to insure that all association funds are protected by the FDIC \$250,000 limit. Mr. Danker motioned to approve the transfer. Motioned seconded by Mrs. Johnson. All in favor, and motion carried. 4:0
- e) **Towing Authorization:** Mr. Danker motioned to cancel the existing Towing company contract and to establish a new contract with Russel's R & S Repair & Towing Services. Motion seconded by Mr. Clark. All in favor, and motion carried. 4:0
- f) **Tree Trimming:** Mr. Danker motioned to include in the next newsletter a notice to all owners informing them to trim all trees in or along the easement to a height of 8' to allow for both pedestrian and vehicular traffic. The trimming should be completed within 60 days of newsletter. Motion seconded by Mr. Bartlett. All in favor, and motion carried. 4:0  
**Vacant Properties Tree Trimming:** Mr. Danker motioned to approve the cost \$150 for D'Best to trim trees on vacant lots. Motion seconded by Mr. Clark. All in favor, and motion carried. 4:0

**8. Open Discussion:**

- a) **Board Resignation:** Mrs. Ricketts issued her resignation from the board via email. Mr. Danker motioned to appoint Mr. Mike Hileman to the board of directors to fill vacancy. Motion seconded by Mrs. Johnson. All in favor, and motion carried. 4:0 Mr. Mike Hileman will fill the vacant position until the next annual meeting.

**9. Next Scheduled Meeting(s): 06.19.13**

- 10. Adjournment:** Mr. Bartlett motioned to adjourn at 8:54 P.M., seconded by Mr. Danker. All were in favor, motion carried. 4:0

**Minutes Approved By:** \_\_\_\_\_ **Date:** \_\_\_\_\_



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### Action Items

1. World of Homes to research the concrete storm structure behind 4940 Lazy Oaks Way for safety.
2. World of Homes to research costs for the installation of a community message board for next meeting.
3. World of Homes to have Tree Trimming and sidewalks to the next newsletter.
4. World of Homes to research a tentative cost for installing a boat ramp, and kayak launch in the community, along with the required permits, necessary. (DEP, SFWM, Florida Wildlife)
5. World of Homes to contact East Lake Park management about selling ELC amenities to potential buyers.