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East Lake Cove Homeowners Association Inc. Official Board Meeting Minutes

Date: June 9th, 2015

Time: 7:00 p.m.

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

Attendance: Brad Danker, Tab Bartlett, Mike Hileman, Jorge Miranda and Smaly Lantigua, LCAMs from World of Homes. Frank Bermudez arrived at 07:20pm.

Absent: Jeff Clark.

Members: As indicated on the sign-in sheet.

1. **Certify a quorum:** With 3 of the 5 Directors of the Board present, a quorum was achieved. It was noted for the record that Ms. Toni Johnson formally resigned from the board of directors. The board unanimously agreed to downsize the board to 5 total seats.
2. **Call to order:** Mr. Danker called the meeting to order at 7:08 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 April 14th, 2015. Mr. Bartlett motioned to approve the minutes. Motion was seconded by Mr. Danker. All were in favor and the motion carried.
5. **Financial Review:**
 - a. **May 2015:** Mr. Miranda reviewed the financials from May 2015; the financials included Balance sheet, Budget Variance, and Accounts Receivable. Mr. Danker motioned to approve the financials as presented. Motion was seconded by Mr. Bartlett. All were in favor and the motion carried.
6. **Old Business:**
 - a. **Play Ground Repairs:** Mr. Miranda discussed and presented proposal for the Play Ground project. He presented the proposal from IMulchFL for the mulch installation; the proposal was estimated to be \$3,813.00. Mr. Miranda also presented the diagram for the perimeter fence around the play ground; vendor estimated project will run about \$2,150. The board unanimously approved both costs as previously approved.
 - b. **Dock Dredging:** The board was advised that the current dock had to be dredged out at least 40 feet with a slope that goes down at 3 to 4 feet, preferably towards the 4 feet. After the dredging takes place vendor can be called back to advice on a complete assessment of the area for providing an estimate on a potential boat dock.



- c. **Main entry Signs Replacement:** Mr. Miranda presented the proof for the replacement of the entry sign of East Lake Cove by Sign Crafters. Mr. Danker motioned to approve the proof as presented. Mr. Barlett 2nd motion, all were in favor and the motion carried.
- d. **Light Installation along entrance wall:** The board was presented with the revised proposal from Switch Electrical which indicated a \$6,250 estimate to install 48 LED spotlight on the columns along the community wall and 5 GFI protected receptacles. Mr. Bartlett wanted a diagram on the locations of the GFI receptacles along the wall. Mr. Danker motioned for Light proposal from Switch Electrical to be approved; motion was 2nd by Mr. Bartlett, all in favor and motion carried.
- e. **County Permit Violation: To note for the record this item was opened up for discussion with the membership at the beginning of the meeting. A number of members attended to express displeasure with the tree trimming that took place on Lazy Oaks Loop.** Mr. Danker explained to the members present that the trees in the community were not in compliance with county height regulations which are 13' 6". Deputy Fire Marshall advised Board that this will result in fines of \$50 per tree per day, or over \$8,000 per day for trees that are not in compliance. The Board decided to hire Sunstate Tree Services to trim the community trees to 15' height seeing that this height did not require to be worked on for another year saving the community money on tree trimming. The board advised the home owners that the work performed was poor in a small amount of areas. Mr. Danker stated this will be a learning experience moving forward in the future when handling tree trimming. A member noted that communication could have helped the community to be informed and prepared of the tree trimming. It was advised by the board that the notice from the county first provided 30 days to comply, and time was of the essence. However, in the future the board agreed to advise the membership of tree trimming in advance to facilitate good communication.
In addition, two members expressed their frustration and dissatisfaction with the service they received from World of Homes in the recent months. One couple encountered difficulty getting answers to questions, during a manager transitional period another found Mr. Miranda to be unprofessional in his communication. The board heard all issues and Mr. Miranda commented on each claim. The board later adjourned the meeting to have an open discussion with the membership but without management present.
- f. **Carp Permit:** Mr. Miranda advised the board that the carp will be installed in another few weeks as indicated by the pond maintenance vendor.

7. New Business:

- a. **SFWMD Permit:** The board was advised of the receipt of a notice issued by the South Florida Water Management District. The violation indicates a weir was constructed incorrectly and is too long. World of Homes is consulting an engineer for clear direction, and the board president will reach out to the developer to determine on his responsibility for this issue. Wolf Creek was the civil contractor, and Life Style Builders was the developer per board recollection.
- b. **Web Page Programmer Contract:** The board was presented 3 bids for the Website management. The Board advises bids were too expensive. A member proposed to receive more information on the scope of managing the website to possibly do it themselves. Mr. Danker advised home owner to email him or call him to receive such information. This topic is tabled.





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8. Open Discussion:

- **Community Event:** Mr. Danker motioned to approve a \$3,000 budget for a summer community event. Motion was 2nd by Mr. Hileman, all were in favor and the motion carried. The event is to take place before school returns, and before September. The board will communicate with Mrs. Bartlett to coordinate the event and establish a date. Tentative dates 08.8 or 08.15.
- **Mail Box Replacement:** Mrs. Bartlett discussed and presented a picture of an alternative for the community approved mail boxes. The document was given to the board. Mr. Miranda requested for her to submit it formally in an ARC form so the ARC committee could review it.

9. Next Scheduled Meetings: August 11th, October 13th, November 10th, and December 15th 2015 at 7:00pm at Narcoossee Community Center, 5354 Rambling Road, St. Cloud, FL 34771.

10. Adjournment: Mr. Danker motioned to adjourn the meeting at 9:18pm, seconded by Mr. Hileman. 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 look into the reimbursement of Mrs. Bartlett for last year community event.**
- **WOH to provide Mr. Bartlett with diagram location of GFI receptacles along the community wall.**
- **Board to consider relocating benches in the future.**
- **Board to continue attempting contact with board next door at East Lake Park.**
- **WOH to look into tree trimming along Narcoossee Road.**
- **WOH to get the fire hydrants inspected and certified.**

