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East Lake Cove Homeowners Association Inc. Official Board Meeting Minutes

Date: June 17, 2014

Time: 7:00 p.m.

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

Attendance: Brad Danker, Jeff Clark, Tab Bartlett, Toni Johnson, Jorge Miranda CAM from World of Homes.

Absent: Frank Bermudez, Mike Hileman

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 7:05 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, 15, 2014. Mr. Bartlett motioned to approve the minutes. Motion was seconded by Mr. Clark. All were in favor and the motion carried. 4:6
5. **Financial Review:**
 - a. **April 2014:** Mr. Miranda reviewed the April 2014 financials. Mr. Danker motioned to approve the financials as presented. Motion was seconded by Mr. Bartlett. All were in favor and the motion carried. 4:6
 - b. **1943 Lazy Oaks Loop:** The board unanimously approved to execute a leasing agreement for the rental of 1943 Lazy Oaks Loop, to include rehab, document stamp fees, and rental commission costs. 4:6
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) **1921 Lazy Oaks Loop: Repaint exterior Behr Desert Dusk, Stonewashed Pink, Fog**
 - 2) **4924 Lazy Oaks Way: Replace Sliding Glass Door**
 - 3) **4948 Lazy Oaks Way: Replace Front Door**
7. **Old Business:**
 - a. **Reserve Fund Amendment – Budget Meeting:** The board unanimously approved to schedule the meeting for the association budget meeting date in October 21st, 2014. The board requested to have an informative notice prepared to distribute to the membership. 4:6
 - b. **Mail Boxes – Replacements Options:** Mr. Bartlett provided several alternatives for the community mail box replacement options. The board unanimously approved the Qualarc Hanford Mail box post (for singular), as well as the Qualarc Lewiston Post (for double). 4:6
8. **New Business:**
 - a. **Aquatic Plant Control Permit:** The board reviewed the permit and unanimously approved to renew the permit # IPM-14-00809 expiration 06/17. The permit was executed by Mr. Danker at the meeting. 4:6
 - b. **School Bus Access Agreement – Osceola County:** The board reviewed the proposed Annual agreement with Osceola County, and advised the bus does not come into community, and kids go to Narcoossee Road. The board directed to get clarification form the county if this agreement is necessary. The board unanimously approved to have the agreement executed if the county confirms it is necessary. Mr. Danker will hold the original copies of the agreement until further notice. 4:6



- c. **Dock Pressure Cleaning / Sealer:** The board reviewed estimates for the pressure cleaning and sealing of the dock with a weather protective material. Mr. Danker motioned to approve the cost of \$1500 to pressure clean the dock with KBS as well as sealing the dock using JK services for \$2700. The motion was seconded by Mr. Bartlett. All were in favor and the motion carried. 4:6
Mr. Danker advised that Lowes has a competing brand of sealer that would qualify for a bulk purchase discount. JK Services to research and get sample of the competing sealer to make a 10' x 10' panel.
- d. **Gate Pickets/Spikes Replacement:** Mrs. Johnson motioned to approve the cost of \$840 to repair the pickets on the entry gate. The motion was seconded by Mr. Danker, all were in favor and the motion carried. 4:6
- e. **Community Paint Color – Valspar Paint Drop:** The board was informed that Valspar Paint Drop has completed the website and color matches for the community. The color match list and sample document was provided for board review.

9. Open Discussion:

- a. **Web Site:** This topic was tabled for future discussion.
- b. **Landscape Contract:** This topic was tabled for future discussion.
- c. **Sidewalk Repair:** The board advised that some sidewalks need grinding or repair. Mr. Danker motioned to approve a cost of \$6000 for the repair of the sidewalks in the community. The motion was seconded by Mr. Clark. All were in favor and motioned carried unanimously. 4:6
- d. **Vendor Code:** Mr. Danker motioned to change the vendor code to 2884 starting August 1st, 2014. The hours of the vendor code to be Monday thru Saturday 8:00 am to 6:00 pm. This information to be sent to the membership in the next newsletter.

10. Next Scheduled Meetings: August 19, October 21(Budget), November 18 (Annual) at 7:00 p.m. at Narcoossee Community Center, 5354 Rambling Road, St. Cloud, FL 34771.

11. Adjournment: Mr. Danker motioned to adjourn the meeting at 8:32 p.m., seconded by Mr. Clark. All were in favor and the motion carried. 4:6

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 process 1943 Lazy Oaks Loop for Long term leasing.**
- **WOH to address homeowners who performed unauthorized tree removal.**
- **WOH to prepare an informative notice for the membership regarding the reserve fund membership meeting. C&M to prepare the mailing for the reserve fund amendment meeting that is scheduled for October 21st.**
- **WOH to include sidewalk repair in future proposed annual budgets.**
- **Newsletter to include: Paint Colors options, Mail box options, Budget Reserve Fund information, Sidewalk Concrete repair, Vendor Code changing to 2884 starting August 1st.**
- **WOH to solicit estimate to paint gate to adjacent community black and to apply reflectors.**
- **WOH to research options for having for sale signs uniform, and to change the association documents to reflect the change.**
- **WOH to have gate pickets repaired.**
- **WOH to have dock pressure washed and have a portion sealed for board review.**

