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

**Date:** June 19, 2013

**Time:** 7:00 p.m.

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

**Attendance:** Brad Danker, Toni Johnson, Tab Bartlett, Frank Bermudez, Mike Hileman, and Jorge Miranda, LCAM from World of Homes

**Absent:** Jeff Clark

**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 7:01 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. Bartlett motioned to approval the meeting minutes from April 24th, 2013, seconded by Mr. Danker. All were in favor and the motion carried. 5:0
5. **Financial Review:**
  - a. **May 2013:** Mr. Bartlett motioned to approve the May 2013 financials as presented, seconded by Mr. Danker. All were in favor and the motion carried. 5:0
6. **ARC Requests:**
  1. **APPROVED – 4936 Lazy Oaks Way, Repaint Home.**
  2. **APPROVED – 1931 Lazy Oaks Loop, Repaint Home.**
7. **Old Business:**
  - a. **Bright House Exclusive Marketing Agreement:** The board reviewed the items that were modified by the BHN representative, all of which address the concerns noted by the community member that reviewed the contract. Mrs. Johnson motioned to approve the contract with Bright House Network that will give the association a 6% revenue share of the video and data, and give BHN exclusive marketing rights for video, voice and data. The motion was seconded by Mr. Bartlett, all were in favor and the motion carried. 5:0
  - b. **Entrance Irrigation:** The board reviewed the new proposed costs for the performing a directional bore across the main entrance, and for open cutting the entrance way. Mr. Miranda recommended tabling this project until Fall due to it currently being the rainy season. The board unanimously agreed to table this project until Fall.
  - c. **Reserve Funds Transfer Resolution:** Per the previous approval of the board, a new account is being opened with First Southern Bank to assure all association funds are federally insured. Mrs. Johns, the association secretary, executed the required documents in the presence of the board.
  - d. **Tree Trimming for Light Poles:** The board reviewed the estimate of \$2385 and breakdown for the trimming of the trees inside the community that are currently blocking the light poles from illuminating the community at night. Mr. Danker motioned to approve the proposal of \$2385 with the condition that the addresses of these locations will be provided and confirmed. Also the light poles are to have a 2'



clearance on either side to be satisfactory. Mrs. Johnson seconded the motion, all were in favor and the motion carried. 5:0

**8. New Business:**

- a. **Community Bulletin Board:** The board reviewed potential styles and costs for community outdoor bulletin boards. Discussion ensued and the board determined table this item and to focus efforts on updating the community website, and maintaining it current. In addition, the association will work to gather as many emails for it's membership as possible to pursue emailing the newsletters vs. having to incur the cost of mailing newsletters.
- b. **Commercial Vehicle Cover:** The board unanimously agreed via email to allow the use of vehicle covers in the community for the purpose of covering decaled commercial vehicles that do not fit in garages. The vehicle covers are to be kept in immaculate and presentable condition at all times. The covers are to be expressly manufactured for the purpose of covering vehicles, no tarps or blankets, or any other such item will be acceptable. The vehicle covers must be a neutral color and must be approved by the ARC committee.
- c. **Sealcoat Warranty:** The board directed Mr. Miranda to research options for addressing the cracks in the roadway for future consideration.
- d. **Tennis Court Fence Repair:** Mr. Danker motioned to approve the cost of \$500 to repair both entry gates to the tennis court. The motion was seconded by Mr. Bartlett, all were in favor and the motion carried. 5:0
- e. **Pond Debris:** Mr. Danker motioned to approve the cost of \$100 for the one time cleaning of the trash around the perimeter of the ponds. The motion was seconded by Mr. Bartlett, all were in favor and the motion carried. 5:0

**9. Open Discussion:**

- a. **East Lake Park:** World of Homes to contact East Lake Park representatives and request they coordinate the material deliveries through correct entrance. Mr. Danker motioned to approve a cost of up to \$200 to repair the ruts in numerous areas due to material deliveries for East Lake Park. Motion seconded by Mr. Bartlett, all were in favor and the motion carried. 5:0

**10. Next Scheduled Meeting: August 21, 2013 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 8:28 p.m., seconded by Mrs. Johnson. All were in favor and the motion carried. 5:0

Respectfully Submitted by:

**Jorge Miranda, LCAM**

Licensed Manager / Agent

On Behalf of the Secretary of East Lake Cove HOA





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The foregoing minutes of the Board of Directors have been officially approved by:

\_\_\_\_\_

Director Signature

\_\_\_\_\_

Director Name

\_\_\_\_\_

Date

**Action Items:**

- **World of Homes to research costs and options for the repair of cracks in the community roadways.**
- **World of Homes to execute the tennis court entry repairs.**
- **World of Homes to execute the debris removal from the perimeter of the ponds as a one time project.**
- **World of Homes to reschedule the October 16<sup>th</sup> meeting to either the 14<sup>th</sup>, 15<sup>th</sup>, 21<sup>st</sup>, or 22<sup>nd</sup>.**
- **World of Homes to include in the next newsletter: Speeding, Garbage Container Storage, Recycling, Tree Trimming, and Vehicle covers.**
- **World of Homes to contact OUC and have light pole next to driveway of 1917 Lazy Oaks Loop relocated to avoid continued damage, also to report damage to pole # 65013.**
- **World of Homes to have the wood chips removed from ground stump location.**
- **World of Homes to research cost for removal of large tree branch over Lazy Oaks Way in front of volleyball court.**
- **World of Homes to have the ruts on the grass repaired by D'Best.**
- **World of Homes to pursue the Dock modification project and to have information by next meeting for board to review.**
- **World of Homes to modify the monthly packet delivery procedure to now be via email instead of mailing.**
- **World of Homes to coordinate the Annual Meeting with the potential Document amendment and dock project.**

