



East Lake Cove Homeowners Association Inc. Official Board Meeting Minutes

Date: August 11, 2016

Time: 7:00 p.m.

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

Attendance: Brad Danker, Tab Bartlett, Jeff Clark, , and Jorge Miranda LCAM from World of Homes.

Absent: Mike Hileman, Frank Bermudez

Members: As indicated on the sign-in sheet.

1. **Certify a quorum / Call to Order:** With 3 of the 5 Directors of the Board present, a quorum was achieved. Mr. Danker called the meeting to order at 7:00 p.m
2. **Certify meeting notice:** Mr. Danker certified that the meeting notice was posted in accordance with Florida Statutes and the governing documents of the association.
3. **Approval of Prior Meeting Minutes:** Mr. Miranda reviewed the meeting minutes from June 9, 2016. Mr. Danker motioned to approve the minutes. Motion was seconded by Mr. Bartlett. All were in favor and the motion carried. 3:0
4. **Financial Review:**
 - a. **July 2016:** Mr. Miranda reviewed the financials from July 2016; the financials included Balance sheet, Budget Variance, and Accounts Receivable. Mr. Bartlett motioned to approve the financials as presented. Motion was seconded by Mr. Danker. All were in favor and the motion carried. 3:0
5. **ARC Approvals: Listed on tracking list.**
6. **Old Business:**
 - a. **SFWMD Operating Permit:** The board was provided an update on the engineers progress with SFWMD, Permit application is submitted.
 - b. **Landscape Entrance Project:** Project was completed.
 - c. **Surveillance Cameras:** The board reviewed a proposal from TheSecurityCAM.com who installed the system for a neighboring community and the original system for East Lake Cove. It proposed an upgrade to the existing system. Mr. Danker advised he believes the membership should have access to the video feed, and it should be accessible via smart phone. Mr. Bartlett motioned to approve \$7000 for the upgrade of the system. The motion was seconded by Clark. All were in favor and the motion carried. 3:0
7. **New Business:**
 - a. **Dock Dredging- Ratification:** Mr. Danker motioned to approve the amount of \$13,500 to ratify the previously appropriated funds for the dock dredging project. The motion was seconded by Mr. Bartlett. All were in favor and the motion was ratified. 3:0
 - b. **Easement 1932 Big Cypress Drive:** The board reviewed the proposed Easement agreement prepared by the association attorney. The board will coordinate to have it

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signed with owners of 1932 Big Cypress Drive, and a board representative. Board unanimously approved 3:0

- c. **Document Amendment:** The board reviewed the proposed amendments that were drafted by the association attorney. The amendments were read to the attending membership. The board directed to coordinate the meeting mailer to have the amendment meeting with the annual meeting. Unanimous 3:0
- 8. **Open Discussion: Community Event:** The board discussed preparing a community event for November 5th. Mr. Danker motioned to approve \$3500 for the event. The motion was seconded by Clark. All were in favor and the motion carried. Mr. Rosado, volunteered to help coordinate the event.
- 9. **Next Scheduled Meetings:** October 13th, 2016 at 7:00pm at Narcoossee Community Center, 5354 Rambling Road, St. Cloud, FL 34771.
- 10. **Adjournment:** Mr. Danker motioned to adjourn the meeting at 7:57pm, seconded by Mr. Clark. 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 have Hyperlink on ELC website to WOH payment options and upload new minutes.**