



2884 S. Osceola Avenue
Orlando, FL 32806

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East Lake Cove Homeowners Association Inc. Official Board Meeting Minutes

Date: August 11, 2015

Time: 7:00 p.m.

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

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

Absent: Jeff Clark, Frank Bermudez

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.
2. **Call to order:** Mr. Danker called the meeting to order at 7:03 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 June 9, 2015. Mr. Danker motioned to approve the minutes. Motion was seconded by Mr. Clark. All were in favor and the motion carried.
5. **Architectural Review Approvals:**
 - a. **4828 LOW: Paint Behr Lagoon Moss, Spinning Silk, Bear Rug**
 - b. **1921 LOL: Paint Valspar Blue Twilight, Polar Star, Vessel Gray**
6. **Financial Review:**
 - a. **June 2015:** Mr. Miranda reviewed the financials from June 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. The board unanimously approved sending accounts 21017, 21054, 29693, and 21032 to the attorney for collections per the collections policy. It was later advised to hold on sending the accounts to Clayton & McCulloh until the board president could communicate with the firm of Karen Wonsetler. World of Homes to set up a conference call with the firm.
7. **Old Business:**
 - a. **Play Ground Repairs:** Mr. Danker motioned to approve the cost of \$565 to repaint the existing playground. The motion was seconded by Mr. Bartlett. All were in favor and the motion carried. 3:0
 - b. **Dock Dredging:** The vendor Tim Wicker has completed the dredging as is possible with the water Level. He has stock piled the muck on HOA property to drain for two weeks to then haul off. Mr. Danker then advised the membership of the direction of preparing for a boat slip or new dock in which the developer could possibly assist.
 - c. **Main Entry Signs Replacement:** Mr. Miranda advised the board and membership the permit was approved today, and the vendor will begin manufacturing of the sign. The board will be advised of date.





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- d. **Light Installation along entrance wall:** The board was advised of the 95% completion of the entry lights. They will be fully completed when the entry signs are completed.
- e. **County Permit Violation:** Mr. Miranda advised the County in writing of the completion of the defective items on the inspection violation report.
 - 1. **County Commissioners Meeting 09.08.15:** The board, membership, and the adjacent community are invited to a meeting with the Commissioner Fred Hawkins to discuss the swing gate permit.
 - 2. **Gate Status:** Resolved.
- f. **Carp Permit:** Mr. Miranda advised the board that the carp have not been installed. The vendor is currently waiting on the county regulatory body to approve the permit.
- g. **SFWMD Permit:** The board was advised that contact with the developer and the original engineer has been made and the current course of action appears to be having the engineer "June Engineering" prepare a recalculated certification for submission.
- h. **Web Page Programmer:** The board was advised of continued research on this issue to find a compatible vendor who can service at a reasonable rate on this issue. Mr. Danker motioned to approve an annual cost of \$600 to have a vendor perform the necessary updates and changes. The motion was seconded by Mr. Bartlett. All were in favor and the motion passed. 3:0

8. **New Business:**

- a. **Storm Drain Cleaning by Dock:** The board discussed the need to have Tim Wicker clean out the existing drain to the south of the dock. Mr. Danker motioned to approve \$1000 for him to perform this action. The motion was seconded by Mr. Clark. All were in favor and the motion passed. 3:0
- b. **ARC procedure Tree Removal / Painting:** The board discussed the recent action by owners who removed trees in the easement without ARC approval. The board advised the decision to enforce the violation fell on them. The board was unanimous in issuing certified denial letters to the owners, indicating that per Article IX, Section 1, and Article X11 Section 17, and County Building Code they have removed trees that are part of the community without approval. They are directed to replace the trees with a like tree. The owners will have 20 days to resolve the corrective action or advise of timeline. World of Homes to get a size from a certified Arborist for what should be installed.

Mr. Danker also advised the membership of a plan to have quarterly meetings to walk around the community as a group and inspect for ARC and other violations. The expected date will be posted on the community bulletin board.

- c. **Storage Insurance:** The board rejected the offer to have insurance on the storage unit contents.
- d. **Clayton & McCulloh Contract Renewal:** The board unanimously approved the renewal.

9. **Open Discussion: none**

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

11. **Adjournment:** Mr. Danker motioned to adjourn the meeting at 9:24pm, seconded by Mr. Clark. All were in favor and the motion carried.





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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 add gate codes to Annual Agenda.**
- **WOH to issue ARC denial letters and violation letters to the owner 1944 and 1943 Big Cypress Drive for the removal of the trees.**
- **Board to consider relocating benches in the future.**
- **WOH to look into tree trimming along Narcoossee Road.**
- **WOH to get the fire hydrants inspected and certified.**

