

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

**Date:** August 21, 2013

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

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

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

**Absent:** Toni Johnson, and Frank Bermudez

**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 7:01 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. Danker motioned to approval the meeting minutes from June 19th, 2013, seconded by Mr. Bartlett. All were in favor and the motion carried. 4:0
5. **Financial Review:**
  - a. **July 2013:** Mr. Bartlett motioned to approve the July 2013 financials as presented, seconded by Mr. Danker. All were in favor and the motion carried. 4:0
  - b. **Reserve Transfer:** Mr. Miranda recommended to the board to transfer \$75,000 from the CNL account to the First Southern account. This transfer of funds will secure all association funds under FDIC regulations. Mr. Clark motioned to approve the transfer of \$75,000 from the CNL reserve account to the First Southern account. Mr. Danker seconded the motion. All were in favor and the motion carried. 4:0
6. **ARC Approvals:**
  - 1) **1948 Lazy Oaks Loop:** Repaint Exterior Sawdust and Ramie colors.
  - 2) **1925 Lazy Oaks Loop:** Repaint Exterior.
  - 3) **1925 Lazy Oaks Loop:** Window replacement with double pane Simonton windows.
  - 4) **4948 Lazy Oaks Way:** Repaint exterior with clarified butter base, and natural sheep skin trim. Valspar.
  - 5) **4902 Lazy Oaks Way:** White PVC panel fence installation.
7. **Old Business:**
  - a. **Tree Trimming for Light Poles:** The board was issued an update on the tree trimming project. The project targeted clearing the limbs around light poles in the community. Currently 80% of the community was complete. Completion is targeted for end of August.
8. **New Business:**
  - a. **Deck Project:** The board was provided a list of potential dock projects and their corresponding estimates. The projects ranged from complete removal to installation of a new deck with boat slips. The board indicated the project will be reviewed further and possibly proposed to the membership at the annual meeting.
  - b. **Crack Filling Roads:** The board was provided an estimate and opinion on the action of crack filling roads. The board indicated the filling of cracks is not necessary at this time.
  - c. **2013 CPA Agreement:** The board was provided an estimate and agreement letter from the firm of Joseph R. Michalak, LLC for the year end tax returns of the community. The cost of the tax return has not





2884 S. Osceola Avenue  
Orlando, FL 32806

820 Palmway Street  
Kissimmee, FL 34744

3930 S. Nova Road, Ste 303  
Port Orange, FL 32127

T: 407.770.1748

F: 407.770.1792

info@worldofhomes.net

changed from last year. Mr. Bartlett motioned to approve the agreement for \$1000. Mr. Danker seconded the motion. All were in favor and the motion carried. 4:0

**9. Open Discussion:**  
N/A

**10. Next Scheduled Meeting: October 15, 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 8:06 p.m., seconded by Mr. Clark. All were in favor and the motion carried. 4:0

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:**

- World of Homes to include tree trimming in phases for the community in 2014 proposed budget.
- World of Homes to include 2014 Community Beautification in the proposed budget.
- 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 coordinate the Annual Meeting with the potential Document amendment and dock project.

