



2884 S. Osceola Avenue
Orlando, FL 32806

820 Palmway Street
Kissimmee, FL 34744

T: 407.770.1748

F: 407.770.1792

East Lake Cove Homeowners Association Inc. Official Board Meeting Minutes

Date: October 21, 2014

Time: 7:00 p.m.

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

Attendance: Brad Danker, Toni Johnson, Tab Bartlett, Mike Hileman, and Jorge Miranda CAM from World of Homes.

Absent: Frank Bermudez, and Jeff Clark

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 7:04 p.m.
3. **Certify meeting notice:** Mr. Hileman certified that the meeting notice was posted in accordance with Florida Statutes and the governing documents of the association. Mr. Miranda certified the meeting notice was mailed in accordance with Florida Statutes.
4. **Approval of Prior Meeting Minutes:** Mr. Miranda reviewed the meeting minutes from August 19th, and September 11th 2014. Mr. Hileman motioned to approve the minutes. Motion was seconded by Mr. Danker. All were in favor and the motion carried. 4:6
5. **Financial Review:**
 - a. **September 2014:** Mr. Miranda reviewed the September 2014 financials. Mr. Bartlett motioned to approve the financials as presented. Motion was seconded by Mr. Hileman all were in favor and the motion carried. 4:6
6. **ARC Approvals:** N/A
7. **Old Business:**
 - a. **Dock Sealer:** Mr. Danker advised the board of the status of the dock sealer application. The 10x product chosen by the board has provided an excellent finish to the old wood dock. The material should extend the life of the dock significantly. The vendor does have minor touch ups to complete.
 - b. **Sidewalk Repairs / Grinding:** Mr. Miranda advised the board the sidewalk project is 99% complete. Minor clean up remains and the punch list crew will complete those items this week.
 - c. **Dock Dredging:** Mr. Danker advised the board of the vendor's feedback regarding the best time to perform the dock dredging project. It is recommended to perform it when the water levels are at the lowest point. Early spring before the rains is ideal. The board unanimously agreed to hold off until such time.
 - d. **Bulletin Board:** The board was advised the bulletin board should arrive this week. Mr. Miranda will advise on day of installation.
8. **New Business:**
 - a. **2015 Proposed Budget:** The board reviewed the proposed budget. One option included a quarterly assessment of \$270, and the second option remained at \$280 quarterly. Mr. Danker requested the following changes to the lower assessment budget. Lower code 4004 to \$7000, increase code 4014 to \$5500, increase code 7005 to \$3600. The board discussed the prudence of keeping the dues at \$280 quarterly with the high probability of future roadway projects on the horizon, and only having





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\$99,302.24 in the roadway reserves. Mr. Danker motioned to keep the dues at \$280 quarterly, and allocating the additional \$6800 from the difference in assessments to the roadway reserve line item. The motion was seconded by Mr. Hileman, all were in favor and the motion carried. 4:6

- b. **Hedge Line for Play Ground (Per Insurance):** The board reviewed an estimate to install a hedge line around the perimeter of the playground and swing by D’Best for \$2200. As well as, they were advised of an estimate to install a chain link fence around the same area for \$2400 by Classic Fence. After discussion and confirmation of the lack of irrigation in the area, Mr. Bartlett motioned to approve the cost of \$2400 for the installation of a 4’ chain link fence with black vinyl coating, post in concrete in the shape of a rectangle. The motion was seconded by Mr. Danker, all were in favor and the motion carried.
- c. **Mulch Installation for Play Ground (Per Insurance):** The board reviewed a proposal from D’Best to address the required 12” of play surface for the playground. The board directed to get proposals to install a barrier around the second piece of equipment and to top off with mulch. This item was tabled.

9. **Open Discussion:** none

10. **Next Scheduled Meetings: 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 8:06 p.m., seconded by Mr. Hileman. 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 address touch up on dock sealer, sidewalk meter box for City, sidewalk add on.**
- **WOH to have power source for camera separated from gate breaker box.**
- **WOH to have the breaker box equipped with a combination lock.**



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