

## East Lake Cove Homeowners Association Inc.

### Official Board Meeting Minutes

**Date:** December 3, 2013

**Time:** 8:00 p.m.

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

**Attendance:** Brad Danker, Jeff Clark, Toni Johnson, Frank Bermudez, Jorge Miranda, LCAM from World of Homes, and Russell Klemm attorney for Clayton and McCulloh.

**Absent:** Tab Bartlett

**Members:** As indicated on the sign-in sheet.

1. **Certify a quorum:** With 4 of the 5 Directors of the Board present, a quorum was achieved.
2. **Call to order:** Mr. Danker called the meeting to order at 7:46 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 August 21, 2013, seconded by Mr. Clark. All were in favor and the motion carried. 4:0
5. **Financial Review:**
  - a. **October 2013:** Mr. Clark motioned to approve the October 2013 financials as presented, seconded by Mr. Danker. All were in favor and the motion carried. 4:0
6. **ARC Approvals:** The following ARC forms have been approved by the ARC committee from the date of the last board of directors meeting.
  - 1) **1919 Lazy Oaks Loop:** Replace front door.
  - 2) **1934 Lazy Oaks Loop:** Install Brick Pavers and Patio extension to pool deck.
  - 3) **4902 East Lake Cove Blvd:** Install Brick Pavers in back yard.
  - 4) **4948 Lazy Oaks Way:** Install new flower beds in front yard per proposed plan.
7. **Old Business:** N/A
8. **New Business:**
  - a. **By-Laws Amendment:** The board was presented the official proposed Amendment of the Bylaws that affect Article IV, Paragraphs 4.04, 4.05, and 4.06.

#### Number of Directors

**4.04** The number of Directors of this Corporation will not be less than three (3) at any time. The total number of Directors, which shall not be less than three (3), may be set by a vote of the Board of Directors.

#### Terms of Directors

**4.05** Directors will be elected for a term of one (1) year. Each Director will hold office for the term for which elected and until a successor have been elected or appointed ~~selected and~~ ~~qualified~~.

A Director may be removed from office according to the provisions of Florida statute 720.303 and as said statute may be amended or supplemented ~~when such action will serve in the best interest of the Corporation.~~



### Vacancies on the Board

4.06 Resignation of Directors will become effective immediately or on the date specified therein, and vacancies will be deemed to exist as of such effective date. Any vacancy occurring on the Board of Directors will be filled by the vote of a majority of the remaining members of election by the members at a special meeting to be called by the Board of Directors. The New Director will serve for the unexpired term of the predecessor in office.

Mr. Danker motioned to approve a Resolution that approves the By-Laws Amendment as presented. Mrs. Johnson motioned to second the resolution. All were unanimously in favor of approving the resolution and the motion carried. 4:0 Mr. Klemm will have the amendment recorded and World of Homes will have a copy mailed to every homeowner.

- b. **2014 Proposed Budget:** The board was presented a proposed 2014 budget. The following items were discussed in detail for the board. General Insurance, Irrigation repairs, Spring Fall Beautification, Tree Trimming/Removal, and Reserves for Irrigation, Fountains, Ponds, and Lighting. The proposed budget assessment is \$280 per quarter per lot. Total assessments \$190,400, and supplemental rental income total \$18,000. The total proposed budget \$208,400. Mr. Clark motioned to approve the 2014 budget as proposed. The motion was seconded by Mr. Danker, all were in favor and the motion carried unanimously. 4:0

9. **Open Discussion:**

- Mr. Danker motioned to appoint Mr. Mike Hileman to fill a vacancy on the board of directors. The motion was seconded by Mrs. Johnson. All were in favor and the motion carried 4:0

10. **Next Scheduled Meetings: February 19, April 15, June 17, August 18, October 21(Budget), 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 8:08 p.m., seconded by Mrs. Johnson. 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





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