



East Lake Cove Homeowners Association Inc. Official Board Meeting Minutes

Date: December 8, 2015

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:** 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 7:59 p.m.
3. **Certify meeting notice:** Mr. Miranda certified that the meeting notice was mailed in accordance with Florida Statutes and the governing documents of the association.
4. **Board Organization:** The board unanimously approved to keep existing positions.
5. **Approval of Prior Meeting Minutes:** Mr. Miranda reviewed the meeting minutes from October 13, 2015. Mr. Danker motioned to approve the minutes. Motion was seconded by Mr. Bartlett. All were in favor and the motion carried. 3:0
6. **Financial Review:**
 - a. **October 2015:** Mr. Miranda reviewed the financials from October 2015; 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. The board unanimously approved sending accounts 29683 and 20996 to the new collections Attorney, Karen Wonsetler, per the collections policy.
7. **ARC Approvals:**
 - a. **New ARC Committee member Appointment:** The board was provided a current list of the approved ARC forms since last board meeting.
8. **Old Business:**
 - a. **Main Entry Signs Replacement:** Mr. Miranda advised the board and membership of the delay on the project due to various issues with the chosen vendor. The board advised to push for quick resolution on this project. Ongoing.
 - b. **Light Installation along entrance wall:** The board was advised of the 99% completion of the entry lights. They will be fully completed when the entry signs are completed. Ongoing.
 - c. **County Permit Violation:** Mr. Miranda advised the County in writing of the completion of the defective items on the inspection violation report.

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820 Palmway Street
Kissimmee, FL, 34744



1. **County Commissioners Meeting 12.08.15:** The board, membership, and the adjacent community attended a meeting with the Commissioner Fred Hawkins and the deputy Fire Marshall to discuss the swing gate permit prior to this board meeting. Many items were discussed and approached. To include: 6 minutes is the targeted goal for response. Parties may consider other options that allow for access to response vehicles. Parties would have to talk to planning department to confirm what those options are. The tree trimming issue and conflict in height requirement was mentioned to Mr. Hawkins, he indicated to contact him about possible resolution.
 - d. **SFWM Operating Permit - Weir :** The board was provided an update from Osceola Engineering as to their findings. Mr. Danker directed to forward the issue to the county commissioner for possible resolution that would not require high costs to the association.
 - e. **Web Page Programmer:** The board was advised of the status of transferring hosts site and having to upload data to Go-Daddy. Vendor will perform, and board will be advised when ready.
 - f. **Lake Pond Maintenance Permit:** Mr. Danker advised to confirm if a second permit was pulled for maintenance.
 - g. **Landscape Entrance Project:** The board reviewed three estimates for beautification of the main entrance. Discussion ensued about getting a new landscaper as many homeowners voiced concern of the lack of service. Mr. Clark motioned to change from D'Best to RLS. The motion was seconded by Mr. Danker. All were in favor and the motion carried. 3:0 In addition, Mr. Danker motioned to approve the proposal from RLS for the entry beautification with the discount for a total of \$3206.70. Mr. Bartlett seconded the motion. All were in favor. 3:0. Mr. Miranda added the landscaper must take responsibility and warranty the installation through the winter season.
9. **New Business:**
 - a. **Long Distance on Gate Entry:** The board unanimously approved the cost of \$350 to upgrade the call box to long distance. 3:0
 - b. **2016 Garage Sale Dates:** The board approved the dates April 30th, and November 5th, 2016.
 - c. **Color Book:** The board unanimously approved generating a new color book with Florida Paints. 3:0 The ARC committee to gather 20 addresses which reflect a good sampling of the colors in the community.
10. **Open Discussion:**
NA
11. **Next Scheduled Meetings:** February 11th, 2016 at 7:00pm at Narcoossee Community Center, 5354 Rambling Road, St. Cloud, FL 34771.
12. **Adjournment:** Mr. Danker motioned to adjourn the meeting at 8:58pm, 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 brick wall inspected along Narcoossee Road.**
- **WOH to get revised bids for lake and pond maintenance from all vendors.**
- **WOH to issue cancellation notice to Dbest and schedule new contract for February 1st.**
- **WOH to look into tree trimming along Narcoossee Road.**
- **WOH to schedule new company to generate a paint book for the community.**
- **WOH to get paving contractors to make recommendations on how to maintain or improve the roads in the community.**
- **Board to generate a list of commandments for ARC procedures.**

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