

East Lake Cove Homeowners Association, Inc.

*LOCATION: MARCOOSSEE COMMUNITY SCHOOL
TIME: 7:00 P.M. DATE: TUESDAY, JANUARY 27, 2009*

BOARD OF DIRECTORS MEETING MINUTES

Attendance: Dave Coates, Dennis Howard, Harvey Schwartz, Diane Charbonneau, Vita Ricketts, Frank Murphy, Frank Bermudez and Michael Laster, LCAM from World of Homes.

Absent: N/A

Members: As indicated on the sign-in sheet.

1. **Certify a Quorum:** With seven of the seven Board Members present, a quorum was achieved.
2. **Call to Order:** President, Dave Coates, called the meeting to order at 7:01 P.M.
3. **Proof of Notice:** Mr. Coates verified that the notice of the meeting was posted in accordance with Florida Statutes and the Association Documents.
4. **Resignation of John Barfield and Charlie Duncker:** Mr. Laster emailed a copy of the resignation of John Barfield and Mr. Howard spoke with Charlie Duncker who resigned verbally and would submit a written resignation to confirm in the next few days. The Board formally thanked them for their contributions to the Board and accepted the resignations.
5. **Appointment to the Board of Directors:** Mr. Howard motioned to appoint Vita Ricketts and Frank Murphy to the Board of Directors, seconded by Mrs. Charbonneau. All were in favor and the motion carried.
6. **Approval of Prior Meeting Minutes:** Mr. Howard motioned to approve the minutes of October 21, 2008 Board Meeting, seconded by Mrs. Charbonneau. All were in favor and the minutes were approved.
7. **Financials:** Mr. Howard provided the Board a spreadsheet which lists all of the homes in foreclosure and showed the unpaid balance and the status of the property taxes on those homes. The Board requested an update of the properties that have liens secured on them. Mr. Howard mentioned that 17% of the members are a quarter behind in their assessments and 8% are in foreclosure. This is slightly less than the 24% delinquency in the 4th quarter of 2008.
8. **Old Business:**

- a. **Committee Updates:**
 - 1) **ARC Committee:** No updates.
 - 2) **Resolution Committee:** Mr. Laster informed the Board that there were several issues with the tenants at 1915 Lazy Oaks who have two pit bulls that they are letting out without a leash. Two notices have been issued and still no compliance. Mr. Laster also informed that the tenants were renting the home from the realtor who was not authorized to rent the home by the owners. The owners are in the process of evicting the tenants.
 - 3) **Recreation Committee:** No updates.
 - 4) **Beautification Committee:** See below.
 - b. **Deed Restriction Report (Violations):** Mr. Laster provided the Board with a copy of the violation report which also listed updates of the collections efforts of Clayton & McCulloh.
 - c. **Vacant Property Maintenance (Billing):** The Board unanimously agreed to add 1930 and 1932 Big Cypress, and 1915 Lazy Oaks Loop to the monthly property maintenance list if the owners have not mowed their properties in the next 10 days.
9. **New Business:**
- a) **Amendment to Southern Oaks Contract:** Southern Oaks agreed to remove Section 2 of the agreement which was \$8,800. Mr. Coates motioned to remove the \$8,800 in the Southern Oaks contract for beautification, seconded by Mr. Schwartz. All were in favor and the motion carried. The Board agreed the beautification and cleanup of the common areas will be done as needed in an effort to save approximately \$8,800 per year in landscape expenses.
 - b) **Proposal for Conversion of annuals to perennial roses:** Mr. Coates informed that the Beautification Committee suggested switching the flowers in the common areas to a rose bush that requires low maintenance. This would reduce the overall cost of flowers in the common areas. Mr. Coates motioned to spend up to \$1,500.00 for perennial roses and supplies, seconded by Mrs. Charbonneau. All were in favor and the motion carried.
 - c) **Pond Pump Update:** The Board reported the pond pump was broken and in need of repair. Mr. Laster stated he would check with Lake Fountains and Aeration who replaced the pump about a year ago to see if the warranty was still in effect.
 - d) **Replacement of gate light fixtures:** This was postponed until Board can locate specific light fixtures for entrance.
 - e) **Gate Call Box Repair:** Mr. Laster provided the Board with estimates to replace the gate call box screen and control board. Mr. Howard motioned to approve up to \$1,000.00 to repair the gate call box, seconded by Mrs. Charbonneau. All were in favor and the motion carried. Mr. Laster would email Board final estimate from 3rd company once received and a decision would be made by email to accept the lowest estimate.
 - f) **Lawn violations:** Mr. Howard motioned to have management issue 10 day notice to owners not maintaining their lawn which informs owner that the Association will take over maintenance of the lot if the lawn isn't maintained

within 10 days and on a regular basis, seconded by Mr. Coates. All were in favor and the motion carried.

- g) **Barricades**: Mr. Bermudez informed that the barricades have been moved by a large truck. He informed the Board he would use his tractor to move the barricades back in place between East Lake Cove and East Lake Park.
- h) **Off-duty Officer**: Mr. Laster informed the Board that he met with the County Commissioner, Fred Hawkins, who agreed to give the Osceola Country Sherriff's Department permission to enforce speeding in private communities. Mr. Laster stated he would obtain authorization letter from Mr. Hawkins for East Lake Cove.
- i) **Irrigation**: Mr. Coates informed the Board that there was damage to the irrigation in the round-a-bout in the back of the community due to a large vehicle. It was mentioned that the next time the irrigation was damaged that it may be best to relocate the irrigation to the center of the round-a-bout to avoid future damage.
- j) **Noise from CR15**: Mr. Murphy informed the Board that he attended a meeting not too long ago about the widening of CR15 and asked what noise abatement would be used. Mr. Laster informed that in his meeting with Mr. Hawkins it was noted that the only noise abatement that would be used along CR15 would be shrubs and landscape.

10. **Next Scheduled Meeting**: Board Meeting scheduled for March 24th, 2009.

11. **Adjournment**: **VOTED** (Unanimously) to adjourn at 8:42 P.M.

Minutes Approved By: _____ **Date:** _____