

East Lake Cove Homeowners Association, Inc.

Location: 1938 Big Cypress Drive, St. Cloud, FL 34769

Time: 7:00 p.m. Date: Tuesday, January 26, 2010

Board of Directors Meeting Minutes

Attendance: Frank Murphy, Frank Bermudez, Dennis Howard, Vida Ricketts, Craig Bryan, Michelle Danker, Thomas Bartlett, 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 in person or via telephone, a quorum was achieved.
2. **Call to Order:** President Dennis Howard, called the meeting to order at 7:10 P.M.
3. **Proof of Notice:** Mr. Howard verified that the notice of the meeting was posted in accordance with Florida Statutes and the Association Documents.
4. **Approval of Prior Meeting Minutes:** Mr. Bartlett motioned to approve the minutes of the December 1, 2009 Board Meeting, seconded by Mrs. Danker. All were in favor and the minutes were approved.
5. **Financials Review:** Mr. Laster reviewed the balances of the association through December 31, 2009. Mr. Howard noted that he appreciated that he has received his financial packages from World of Homes consistently and on time.
6. **Old Business:**
 - a) **Committee Updates:**
 - 1) **ARC Committee:** N/A
 - 2) **Resolution Committee:** The Board discussed that it was necessary to re-establish a resolution committee so that owners who are not in compliance can be fined or sent to the attorney for additional action if necessary. Mr. Bryan motioned to appoint Diane Charbonneau, John Barfield, and Jeff Clark to the Resolution Committee, seconded by Mrs. Danker. All were in favor and the committee was appointed.
 - 3) **Recreation Committee:** Board will collect Yard of Month sign at end of month and discuss procedure on awarding Yard of Month for February going forward.
 - 4) **Beautification Committee:** Mr. Howard noted that currently there was no participation on the beautification committee.
 - b) **Deed Restriction Report (Violations):** Mr. Laster informed the new violation report would be forwarded to Board by end of week. The Board

also requested a spreadsheet of all violations that have reached the final violation so they can review and forward to Resolution Committee to handle.

- c) **Vacant Property Maintenance (Billing)**: Mr. Murphy requested to add 1931 Lazy Oaks Loop to the vacant property mowing list.
- d) **Pond Maintenance**: Mr. Laster provided Board a copy of the quote previously received from Aquatic Systems and recommended not to make any changes to the existing pond treatment service until we determine what the County and South Florida Water Management may require.

7. **New Business:**

- a) **Landscape Contract**: Mr. Howard made a motion to approve the Cooney Walk landscape contract provided they match the rates quoted by Millennium and if they are unable to then the contract will be awarded to Millennium, seconded by Mrs. Danker. All were in favor and the motion carried.
- b) **Meeting Location / Dates**: Mr. Bartlett stated he would contact the Narcoossee Community Center to check availability and reservation process.
- c) **Gate & Sign Lighting Selection**: Mr. Bartlett motioned to approved up to \$1,000 to purchase new light fixtures and install (model ESOD-488-26K), seconded by Mr. Howard. All were in favor and the motion carried. Mr. Bermudez requested bright white light bulbs and not yellow.
- d) **Swing Sets**: Ms. Ricketts motioned to approved up to \$3,500 to install 6 seat swing set in park with railroad tie border and mulch as required by GL Insurance Carrier, seconded by Mrs. Danker. All were in favor and the motion carried.
- e) **Pedestrian Gate**: Mr. Bartlett motioned to approved replacing the lock on the pedestrian gate at entrance with regular gate handle so that kids can access community without key, seconded by Mr. Howard. All were in favor and the motion carried. Mr. Bryan volunteered to inspect existing lock/frame and measure so replacement handle can be ordered by Mr. Laster.
- f) **Entrance (CR15 Widening)**: Mr. Laster informed he spoke with Attorney Kurt Bauerle regarding eminent domain claim against County and it was determined that the County is not acquiring and of ELC property so there is no ability to place claim. Mr. Bauerle stated he would request that any shrubs/landscape damaged during expansion is replaced, but only as a courtesy to the association. Mr. Howard mentioned that the road elevation will increase no more than 12 inches during the expansion of CR15 which means there will be little to no impact to East Lake Cove.
- g) **Basketball Court / Secondary Entrance**: Mrs. Danker motioned to approve \$500 for Legacy King Stone to install secondary gate and repair fence to basketball court, seconded by Mr. Bryan. All were in favor and the motion carried.

8. **Open Discussion:**

- a) **No Parking Sign**: It was discussed that a “No Parking” sign is needed at entrance to community as residents are parking at entrance which is preventing other residents from entering and exiting community safely.

Mr. Laster will order "No Parking" signs once layout is approved by Board via email.

- b) **Online Access:** Mr. Howard also reminded Board members that they were able to access financials from World of Homes online 24 hours a day. The reports and information is real-time so there is no need to wait until monthly financials are issued to review financials.

9. **Next Scheduled Meeting:** Tentatively March 24th, 2010 at 6:30p.m.

10. **Adjournment:** VOTED (Unanimously) to adjourn at 9:25 P.M.

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