

East Lake Cove Homeowners Association, Inc.

*LOCATION: MARCOOSSEE COMMUNITY SCHOOL
TIME: 7:00 P.M. DATE: TUESDAY, DECEMBER 9, 2008*

BOARD OF DIRECTORS MEETING MINUTES

Attendance: Dave Coates, Dennis Howard, Harvey Schwartz, Diane Charbonneau, John Barfield, and Michael Laster, LCAM from World of Homes.

Absent: Frank Bermudez, Charles Duncker

Members: As indicated on the sign-in sheet.

1. **Certify a Quorum:** With five of the seven Board Members present, a quorum was achieved.
2. **Call to Order:** President, Dave Coates, called the meeting to order at 7:09 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. **Approval of Prior Meeting Minutes:** Mrs. Charbonneau motioned to approve the minutes of October 21, 2008 Board Meeting, seconded by Mr. Howard. All were in favor and the minutes were approved.
5. **Old Business:**
 - a. **Bus Stop Contract:** Mr. Laster informed the Board that he contacted Osceola County Transportation and they responded that they will not relocate the bus stop to the community park at this time. They feel the current location is sufficient despite our concerns with safety.
6. **New Business:**
 - a) **Election of Directors:** Mr. Laster informed the Board since a quorum of the membership was not achieved that there would not be a 2008 Election of Directors and that the current Directors would remain on the Board until the 2009 Annual Meeting by default.
 - b) **Appointment to the Board of Directors:** Mr. Laster informed the Board that John Barfield would like to resign from the Board of Directors. Mr. Coates mentioned that there were other members who may want to fill this position including Vita Ricketts and Frank Murphy. The Board unanimously agreed to postpone the appointment until the next Board meeting as there may be another Board member or two who may not want to serve on the Board for the 2009 Term. Mr. Howard stated he would

contact the two Board members who were not present to determine their intent for 2009.

- c) **Financials**: Mr. Laster reviewed the un-audited financials for November 2008 with the Board and members who were present.
- d) **Garage Sales**: Mr. Coates informed residents that there are two garage sales per year because there has not been a demand for more and that the Board is not opposed to having more if there is a demand from owners. An owner requested an additional community garage sale approximately one week after the fall garage sale.
- e) **Vacant Properties**: Mr. Coates expressed that there were many owners that have vacated their properties due to foreclosure proceedings and that the Association has taken on the responsibility to maintain these properties and bill the owners for the services. This is to ensure that all properties in East Lake Cove are maintained on a regular basis.
- f) **Dock Repairs**: Mrs. Charbonneau stated that her neighbor repaired the dock recently and was requesting a reimbursement for materials used. Mr. Howard motioned to reimburse the owner up to \$75.00 for the materials to repair the community dock, seconded by Mr. Schwartz. All were in favor and the motion carried.

7. **Next Scheduled Meeting**: Board Meeting scheduled for January 27th, 2009.

8. **Adjournment**: **VOTED** (Unanimously) to adjourn at 8:10 P.M.

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