

*East Lake Cove Homeowners Association, Inc.*

Location: St. Cloud Veterans Memorial Library,  
810 13th Street, St. Cloud, FL 34769  
Time: 7:00 p.m. Date: Tuesday, December 1, 2009

Board of Directors Meeting Minutes

**Attendance:** Dave Coates, Dennis Howard, Vida Ricketts, Thomas Bartlett, and Randy Treadwell & Michael Laster, LCAMs from World of Homes.

**Absent:** Frank Murphy, Frank Bermudez, Diane Charbonneau

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

1. **Certify a Quorum:** With four of the seven Board Members present in person or via telephone, a quorum was achieved.
2. **Call to Order:** President Dave Coates, called the meeting to order at 7:36 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:** Mr. Howard motioned to approve the minutes of the September 29, 2009 Board Meeting, seconded by Ms. Ricketts. All were in favor and the minutes were approved.
5. **Financials Review:** Mr. Laster reviewed the balances of the association through November 30, 2009.
6. **Old Business:** N/A
7. **New Business:**
  - a) **Appointment to Vacant Seats on Board of Directors:** Mr. Howard motioned to appoint Michelle Danker to the Board of Directors, seconded by Mr. Bartlett. All were in favor and the motion carried. Mr. Coates tendered his resignation effective December 1, 2009. The Board accepted the resignation and thanked Mr. Coates for the several years he has dedicated to the association. Mr. Howard motioned to appoint Craig Bryan to the Board of Directors, seconded by Ms. Ricketts. All were in favor and the motion carried.
  - b) **Appointment of Officer Positions:** Mr. Bartlett motioned to appoint Dennis Howard as President of the association, seconded by Mr. Bryan. All were in favor and the motion carried. Mr. Howard motioned to appoint Thomas Bartlett as Vice President of the association, seconded by Mr. Bryan. All were in favor and the motion carried. Mr. Howard motioned to appoint Michelle Danker as Secretary/Treasurer of the association, seconded by Mr. Bartlett. All were in favor and the motion carried.

**President:** Dennis Howard

**Vice President:** Thomas Bartlett

**Secretary/Treasurer:** Michelle Danker

**Directors at Large:** Vida Ricketts, Frank Bermudez, Frank Murphy, and  
Craig Bryan

8. **Open Discussion:** Mr. Howard informed that he would speak with Charlie Duncker to see if he can repair the lights on the sign and top of the wall which may ultimately need to be replaced.

9. **Next Scheduled Meeting:** To be determined.

10. **Adjournment:** **VOTED** (Unanimously) to adjourn at 8:41 P.M.

**Minutes Approved By:** \_\_\_\_\_ **Date:** \_\_\_\_\_