

# East Lake Cove Homeowners Association, Inc.

*LOCATION: MARCOOSSEE COMMUNITY SCHOOL  
TIME: 7:00 P.M. DATE: TUESDAY, MARCH 18, 2008*

## **BOARD OF DIRECTORS MEETING MINUTES**

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

**Absent:** Harvey Schwartz and Charlie 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 7:02 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 February 19, 2008 Board Meeting, seconded by Mrs. Charbonneau. All were in favor and the minutes were approved.
5. **Old Business:**
  - a. **Big Cypress Fountain:** Mr. Laster expressed that he had verified with OUC that our account would be setup within 5 – 7 business days and the meter will be installed 2-3 days after receipt of deposit. Mr. Coates explained that an OUC account was to be set up in 5–7 business days. Mr. Howard motioned to expend up to \$300.00 to open the OUC account to get the fountain meter installed, Mr. Coates seconded the motion. All were in favor and the motion carried.
  - b. **Management Contract:** Mr. Howard reviewed the contract with the Board and Mr. Laster and noted several areas of concern such as: clarification of mailings, adjust payables limit to \$500.00, Section 6.1 – Meetings, Section 9b, Section 9.1 – requested fee be guaranteed for 2 years, and Section 9.2 – clarification needed. He requested that Mr. Laster review the contract and adjust some of the wording in the contract. Mr. Laster agreed to revise some of the terms of the contract and re-submit to the Board of Directors.

- c. **Storm Drain Certification:** The Board stated that the storm drain certification is pending approval with Mr. Earp in Osceola County.
- d. **Bus Monitors:** Mr. Laster informed the Board that he had spoken with Joyce Manley who stated that the Bus Monitors have someone present at the community park each morning and afternoon as the Board was concerned that they were in violation of the bus agreement with the Osceola County School Board. The Board tabled discussion unless issues arise in the future.
- e. **Vendor Gate Access Codes:** Tabled. No further action necessary.
- f. **Camera System:** Mr. Coates informed the Board that the cameras have been repaired and are currently operational.
- g. **Neighborhood Watch:** Mrs. Charbonneau informed the Board and Members that the meeting will be held during the April Board meeting.
- h. **Irrigation Pump:** The homeowner located at 1904 Passiflora expressed his concerns with the noise coming from the pump and offered to install the fence as well as purchase the materials if the Board permitted. Mr. Coates stated that he would obtain several quotes for the installation of a fenced area around the pump which would include soundproofing to minimize noise.
- i. **Reimbursement of Walk-Thru gates at Entrance:** Mr. Coates reported that the installation of the hinges on the pedestrian gates has been completed.
- j. **Committee Updates**
  - 1. ARC Committee – No Updates.
  - 2. Resolution Committee – Violations have been minimal, no further updates.
  - 3. Recreation Committee – Garage Sale tentatively scheduled for April. Mr. Howard motioned to allocate up to \$100.00 to advertise the garage sale, seconded by Mr. Barfield. All were in favor and the motion carried.
  - 4. Beautification Committee – Annuals will be installed at the entrance in the next two weeks by Southern Oaks.

6. **New Business:**

- a) **Fire Safety:** Mrs. Charbonneau informed the Board that she would contact Precinct 51 (Local Fire Department) and request they attend the May Board Meeting.
- b) **Landscape Contract:** Mr. Howard inquired why Southern Oaks was permitted to perform additional work without prior approval. Mr. Coates explained that Southern Oaks has always requested email approval before doing any additional work. More recently during the last tropical storm they cleaned up the community and did charge additional fees which were later approved by the Board. The Board unanimously agreed that any additional expenses would be approved previously and that the Board shall communicate via phone or email to determine additional expenses which

would be officially approved and entered into the minutes at the next Board meeting.

- c) **Financials**: Mr. Howard requested that financials be mailed to each member of the Board once reconciled which shall include bank statements.

7. **Open Discussion**: N/A.

8. **Adjournment**: **VOTED** (Unanimously) to adjourn at 9:13 P.M.

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