

East Lake Cove Homeowners Association, Inc.

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

Time: 7:00 p.m. Date: Tuesday, March 23, 2010

Board of Directors Meeting Minutes

Attendance: Frank Murphy, Frank Bermudez, Dennis Howard, Craig Bryan, Michelle Danker, Thomas Bartlett, and Michael Laster, LCAM and Robert Turner, LCAM from World of Homes. Vida Ricketts arrived at 7:50 p.m.

Absent: N/A

Members: As indicated on the sign-in sheet.

1. **Certify a Quorum:** With six of the seven Board Members present in person a quorum was achieved.
2. **Call to Order:** President Dennis Howard, called the meeting to order at 7:15 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 January 26, 2010 Board Meeting, seconded by Mrs. Danker. All were in favor and the minutes were approved.
5. **Old Business:**
 - a) **Committee Updates:**
 - 1) **ARC Committee:** N/A
 - 2) **Resolution Committee:** Garage sale has been scheduled and posted on the web site. Gates will be programmed open from 7:00a.m. to 3:00p.m. to accommodate traffic.
 - 3) **Recreation Committee:** N/A
 - 4) **Beautification Committee:** Board will have a consensus of which yard is selected via email and place Yard of the Month sign.
 - b) **Deed Restriction Report (Violations):** Mr. Turner explained a new process for issuing violations to property owners that continue to ignore requests to correct issues. Mr. Murphy made the motion to adopt the new process, Ms. Danker seconded all in favor, motion carried.
 - c) **Vacant Property Maintenance (Billing):** Mr. Laster mentioned he had not received the bills for the maintenance. Cooney Walk will forward these to World of Homes for processing.
 - d) **Pond Maintenance:** Discussion ensued about several owners around the pond were disgusted with its condition. Lake Doctors had been on site to treat but was reported as riding around the lake with the sprayer in the air. Mr. Bartlett made the motion to obtain a bid from Aquatic Systems and if

they were within \$75 of the current agreement, to change vendors and terminate Lake Doctors. Mr. Bryan seconded, all were in favor, motion carried. Discussion also ensued about placing a fountain at the pond since electrical has been installed. Issue will be tabled for future consideration.

- e) **Violation Process**: Discussed earlier, see above.
- f) **Playground Improvements**: Mr. Bartlett made the motion to approve \$400 additional funds to fund the overage of the playground and mulch installation. Ms. Danker seconded, all were in favor, motioned carried.

6. **New Business**:

- a) **Intro of Landscape Company**: Justin Walk from Cooney Walk made his introduction to the board.
- b) **Meeting Location/Dates**: Mr. Bartlett to investigate moving the date and location to the community center.
- c) **Pedestrian Gate**: Repairs to lock complete, gate is missing bolts at bottom on exit side. WOHs to schedule repairs.
- d) **Big Cypress Pond Treatment/Fountain**: WOHs to perform cost analysis.
- e) **Trash Cans in Park Area**: Several trash cans are missing slats and are in need of repair. Discussion ensued about possible replacing with different types. WOHs to obtain quotes for new trash cans and Mr. Bryan will attempt to repair the missing slats.
- f) **Post and Chain**: Discussion ensued about vehicles using the foot paths for cut through. Mr. Howard made the motion to allocate up to \$120 to install post and chains in these areas. Mr. Bryan seconded, all in favor motion carried. WOHs to pursue quotes.

7. **Open Discussion**:

- a) **Mailboxes and posts**: Discussion ensued about some residents were not adhering to the standard style. The resident at 4942 has an inexpensive type of post that matches very close to the original. WOHs to follow-up with resident to see where they purchased.
- b) **Sign in Playground**: The sign in the playground area has been pulled up. Cooney Walk agreed to replace the sign.
- c) **Late Fee**: Mr. Bermudez questioned the difference in the late fees in the financial report. Mr. Laster explained the reason is because of the coupons being misprinted. Mr. Laster agreed to write a letter explaining the new late fee structure and due date and WOHs to pay for the cost.
- d) **Sod Replacement at Gate**: Drake to replace the sod at the gate.
- e) **Removal of Hibiscus**: Discussion ensued about the removal of the hibiscus and place it in the lake area. Cooney Walk to provide quote.

8. **Next Scheduled Meeting**: May 19th, 2010 at 7:00 p.m.

9. **Adjournment**: **VOTED** (Unanimously) to adjourn at 8:37 P.M.

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