

# East Lake Cove Homeowners Association, Inc.

*LOCATION: MARCOOSSEE COMMUNITY SCHOOL  
TIME: 7:00 P.M. DATE: TUESDAY, APRIL 15, 2008*

## **BOARD OF DIRECTORS MEETING MINUTES**

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

**Absent:** John Barfield 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 7:34 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 March 18, 2008 Board Meeting, seconded by Mrs. Charbonneau. All were in favor and the minutes were approved.
5. **Financial Review**
6. **Deed Restriction Report (Violations):** The Board had a discussion about the importance of receiving the violation report each month. Mr. Howard also indicated that the Board would forward the report to the Resolution Committee and also inform them of owners that may need to go before the committee to discuss a particular violation. Mr. Laster expressed that World of Homes would continue to issue violations on homes that were in violation and that the only additional action that could be taken against some of the homeowners was through the attorney's. Mr. Schwartz expressed that many of these homes that were not being maintained were also not paying their association fees. It was determined that the Board would review each property in violation on an individual basis to determine the best action. The Board also agreed that the Association would mow/maintain the lawn of homes that were not being mowed after the owner has received final notice of non-compliance. This would be done to keep the property looking maintained, but would be limited to the extent of mowing the property every two weeks.

7. **Old Business:**

- a. **Big Cypress Fountain:** Mr. Laster informed the Board that Osceola County had forwarded the inspection approval to OUC. OUC would be installing the new meter in 5 to 7 business days.
- b. **Management Contract:** Mr. Laster stated that there would be a few more adjustments to the management contract. Mr. Coates motioned to table this discussion item till the May meeting.
- c. **Storm Drain Certification:** Mrs. Charbonneau reported that the certification was pending approval with Osceola County.
- d. **Irrigation Pump:** Mr. Coates expressed that the cost to install a fence around the pump with insulation would be approximately \$2729. Mr. Schwartz expressed that due to the size of the structure (12 x 18) that some of the owners around the pond and pump may not approve of such a structure. The Board requested that James Burtness from 1902 Passiflora to get a census from the neighbors located near the pump to determine if they would find the proposed fence structure to be a nuisance if installed. The Board tabled till the May meeting to make a final decision.
- e. **Committee Updates (Tabled till May Meeting)**
  - 1. ARC Committee –
  - 2. Resolution Committee –
  - 3. Recreation Committee – Garage Sale scheduled for Saturday April 19<sup>th</sup>, 2008.
  - 4. Beautification Committee –

8. **New Business:**

- a) **Newsletter:** Mr. Howard motioned to approve up to \$125.00 for the mailing of the recent newsletter, seconded by Mrs. Charbonneau. All were in favor and the motion carried.
- b) **Common Property Damage:** Tabled till May meeting.
- c) **Pet Clean-up:** Tabled till May meeting.
- d) **Fountain Repair (ELCB):** Mr. Laster provided the estimate from Lake Fountains & Aeration to repair the fountain on East Lake Cove Blvd. Mr. Howard motioned to approve up to \$2300 for the replacement of the fountain pump and motor, seconded by Mr. Schwartz. All were in favor and the motion carried.
- e) **Vacant Property Maintenance (Billing):** Mr. Laster provided the Board with statements showing that the homeowners not maintaining their lawns have been billed by the Association for the charges incurred with Southern Oaks. The Board unanimously agreed that those properties would be mowed no more than twice per month to minimize the impact on the Association's operating budget.
- f) **Dock Clearing Estimate:** Tabled till May meeting.
- g) **Individual Gate Codes:** Tabled till May meeting.
- h) **Playground Equipment:** Tabled till May meeting.

9. **Next Scheduled Meeting**: Tentatively scheduled May 27<sup>th</sup>, 2008.

10. **Adjournment**: **VOTED** (Unanimously) to adjourn at 9:05 P.M.

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