

East Lake Cove Homeowners Association, Inc.

*LOCATION: MARCOOSSEE COMMUNITY SCHOOL
TIME: 7:00 P.M. DATE: TUESDAY, MAY 27, 2008*

BOARD OF DIRECTORS MEETING MINUTES

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

Absent: Diane Charbonneau and Frank Bermudez

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 7:06 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. Schwartz motioned to approve the minutes of April 15, 2008 Board Meeting, seconded by Mr. Howard. All were in favor and the minutes were approved.
5. **Financial Review:** Mr. Laster reviewed the financials and provided the Board with a list of aged receivables. Mr. Howard motioned to amend the current World of Homes Collection Procedure to allow World of Homes to issue a demand after a homeowner is 30 days delinquent, seconded by Mr. Schwartz. All were in favor and the motion carried. It was explained that this change was in an effort to collect delinquent monies so that liens can be filed as soon as possible in the event the homeowner has financial problems and the lender forecloses the property. Mr. Howard also requested that World of Homes include the bank reconciliation for both the operating and reserve accounts. He also requested to include copies of invoices so that the Board can review and compare to the monthly financials.
6. **Deed Restriction Report (Violations):** The Board discussed procedures on issuing violation letters and requested that the Fine Committee receive a copy of the report each month once it has been completed.
7. **Old Business:**

- a. **Big Cypress Fountain**: Mr. Duncker stated he would prepare cost analysis for the relocation of the meter. This would include placing a junction box in the ground at the current location of the meter and wiring to a point north of the pond which would not interfere with the views of the homeowners on the pond.
- b. **Management Contract**: Mr. Coates reported that the Board would notify World of Homes of their decision prior to the next scheduled meeting in June 2008.
- c. **Storm Drain Certification**: Tabled, pending update from Mrs. Charbonneau.
- d. **Irrigation Pump**: James Burtness from 1902 Passiflora discussed the possibility of reducing the size of the fenced area around the pump and changing the construction material to cement blocks with sound panels on the interior to minimize the noise transfer. It was discussed that this area may need to be enlarged from the drawing provided by Mr. Burtness to allow for a 3ft clearance all the way around the electric supply. Mr. Burtness will prepare a cost analysis for the next meeting so that the Board can determine what steps should be taken next to rectify the noise of the irrigation pump.
- e. **Committee Updates (Tabled till May Meeting)**
 - 1. ARC Committee – Meetings shall be incorporated with the Board meetings in the future beginning June 2008.
 - 2. Resolution Committee –
 - 3. Recreation Committee –
 - 4. Beautification Committee –

8. **New Business**:

- a) **Newsletter**: Tabled.
- b) **Common Property Damage**: This issue has been resolved as the truck which may have caused damage to the common area has been removed from the community.
- c) **Pet Clean-up**: Mr. Schwartz agreed to keep the doggie stations stocked with liners and baggies. Mr. Laster stated he would change the delivery address with HD and order trash liners and doggie bags.
- d) **Fountain Repair (ELCB)**: The Board reported that the fountain has been repaired.
- e) **Dock Clearing Estimate**: Tabled till June meeting.
- f) **Individual Gate Codes**: Resolved, Board did not feel there was a need to discuss this topic at the present time.
- g) **Playground Equipment**: The Board discussed the possibility of adding some additional equipment to the community park. Mr. Howard suggested that some swings be installed. The Board will conduct additional research and discuss at a future meeting.
- h) **Gate Repair**: Mr. Laster informed the Board that a circuit board in the gate needed to be replaced at a cost of \$400.00. Mr. Howard motioned to

approve up to \$400 to replace the call box circuit board, seconded by Mr. Barfield. All were in favor and the motion carried.

9. **Next Scheduled Meeting:** Tentatively scheduled June 24th, 2008.

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

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