

*East Lake Cove Homeowners Association, Inc.*

Location: Nareooszz Community School  
Time: 7:00 p.m. Date: Tuesday, May 26, 2009

Board of Directors Meeting Minutes

**Attendance:** Dave Coates, Dennis Howard, Diane Charbonneau, Vida Ricketts, Frank Bermudez, Frank Murphy, Tiffany Lira, LCAM and Michael Laster, LCAM from World of Homes.

**Absent:** Harvey Schwartz

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

1. **Certify a Quorum:** With six of the seven Board Members present, a quorum was achieved.
2. **Call to Order:** President Dave Coates, called the meeting to order at 7:01 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:** Mrs. Charbonneau motioned to approve the minutes of the March 24, 2009 Board Meeting, seconded by Mr. Howard. All were in favor and the minutes were approved.
5. **Financials:** Mr. Laster reviewed the financials through April 30, 2009 and provided the Board with an updated aged receivables report through May 26, 2009. Mr. Howard discussed the delinquent owners. Mr. Murphy questioned the line item on the budget for Lake/Pond Maintenance. Mr. Laster stated that we could request that The Lake Doctors check in with Mr. Murphy when they come to do the monthly treatment.
6. **Old Business:**
  - a. **Committee Updates:**
    - 1) **ARC Committee:** Mr. Laster stated that there are no pending ARC Request forms.
    - 2) **Resolution Committee:** Mr. Howard instructed Mr. Laster to send a report and copies of the final violation letter and attorney letter to the board. Copies need to be sent to the resolution committee so that they may proceed with hearing meetings and imposing fines on those owners in violation of the Covenants.

- 3) **Recreation Committee**: There were no updates from the Recreation Committee.
  - 4) **Beautification Committee**: Mr. Coates stated that the cost for the rose bushes was \$877.00 and \$350.00 for the mulch. Mr. Coates stated the bushes were replaced again at no additional cost to the Association.
  - b. **Deed Restriction Report (Violations)**: The board discussed a few of the homes that were becoming an eyesore in the community. One of the members in attendance questioned what could be done regarding 1946 Lazy Oaks Loop. Mr. Coates, Mr. Howard, and Mr. Laster explained to this member that the Association was doing everything allowable by law, to make all of the homes come into compliance. Mr. Laster explained that the home is being rented out and the rent is being applied to the balance that is owed to the association.
  - c. **Vacant Property Maintenance (Billing)**: Mr. Coates reported that there was a total of 6 properties that are currently being maintained by the Association.
7. **New Business**:
- a) **Proposals, weed and feed, extra cleanup on vacant properties, and twice monthly mowing**: Mr. Coates had received an estimate to trim the trees and shrubs and spread mulch for the 6 properties that are currently being maintained by the Association. Discussion ensued about the cost and whether it was necessary. Mr. Bermudez stated that he would look at the properties and inform the board at the next meeting, what he feels the board should do. This item was postponed until the next meeting. Mr. Howard motioned to have the landscaper mow each of the 6 properties twice a month, motion seconded by Mrs. Charbonneau, all in favor, motion carried.
  - b) **Pond Pump Status**: Mrs. Lira informed the board that Lake Fountains had not informed us of the status and when they do, she will email the board.
  - c) **Proposal to add a swing set to the park**: Ms. Ricketts passed around 2 proposals she received for a swing set. Ms. Ricketts questioned the board on how many seats were needed. Mr. Howard voted to have 4, Ms. Ricketts voted for 8, and Mrs. Charbonneau compromised with 6. Mrs. Lira asked if the proposals included the 12 inches of sand or mulch that is required to go under the swing set. Mr. Laster stated that we would forward over company information that World of Homes has used in the past for playground equipment and the board would make a decision on this at the next meeting. Mr. Bermudez proposed that the board approve of a sign to be put up at the basketball area stating that it is for East Lake Cove residents only and for the sign to include the

hours. i.e. Dawn till Dusk. Mr. Laster stated that he would send a proposed sign to the board for approval.

- d) **Discussion of Orleans Homebuilders request before the County Planning Commission:** There was general discussion of what happened at the town hall meeting with Orleans Homebuilders and the last Osceola County Planning Commission meeting. The Board discussed with everyone how this directly impacts the owners in East Lake Cove. Mr. Howard also gave everyone the information for the Commission meeting June 4th at the Osceola County Courthouse to meet with the commissioners to oppose what Orleans Homebuilders wants to pass.
- 8. **Next Scheduled Meeting:** Board Meeting scheduled for July 28<sup>th</sup>, 2009 at 7:00pm.
- 9. **Adjournment:** **VOTED** (Unanimously) to adjourn at 8:58 P.M.

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