

East Lake Cove Homeowners Association, Inc.

*LOCATION: MARCOOSSEE COMMUNITY SCHOOL
TIME: 7:00 P.M. DATE: TUESDAY, JUNE 24, 2008*

BOARD OF DIRECTORS MEETING MINUTES

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

Absent: Charlie Duncker

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 7:02 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. Schwartz motioned to approve the minutes of May 27, 2008 Board Meeting, seconded by Mr. Howard. All were in favor and the minutes were approved.
5. **Financial Review:** Mr. Howard mentioned that Lien letters should be issued to those homeowners that are more than 30 days delinquent. Mr. Laster believed the letters were issued previously, but would verify with accounting.
6. **Deed Restriction Report (Violations):** Mr. Laster provided a copy of the updated report to the Board.
7. **Old Business:**
 - a. **Big Cypress Fountain:** Estimate is still being prepared and will be discussed at next meeting.
 - b. **Management Contract:** Mr. Schwartz reported motioned to approve the renewal of the World of Homes contract, seconded by Mr. Howard. All were in favor and the motion carried. Mr. Laster stated that he would adjust the contract to allow for bi-monthly (6 Board meetings plus 1 Annual meeting) for the quarterly rate of \$1241.00 per month. This rate would also be guaranteed for the term of the contract.

- c. **Storm Drain Certification:** Mrs. Charbonneau reported that there were no further updates at this point.
- d. **Vacant Property Maintenance (Billing):** Board unanimously agreed to add 901 Lazy Oaks Loop to the routine landscape maintenance and to bill the homeowner for those expenses until the property is maintained by the homeowner on a regular basis.
- e. **Irrigation Pump:** James Burtness from 1902 Passiflora provided a diagram which showed the design for the new pump enclosure which would be made of concrete blocks and possibly installing a faux brick finish to the exterior. The estimated cost of the enclosure which was reduced in size from the previous diagram is \$1250. Mr. Howard motioned to approve up to \$1400 to complete the pump enclosure, seconded by Mr. Schwartz. All were in favor except Mr. Bermudez who voted against the installation of the pump enclosure.
- f. **Committee Updates (Tabled till May Meeting)**
 - 1. ARC Committee – The ARC Committee approved the installation of new palms at 4962 Lazy Oaks Way. The Committee also agreed to hold their meetings a few minutes prior to scheduled Board meetings and stated they would post a notice and hold separate meetings if they received ARC requests in months that the Board would not be meeting.
 - 2. Resolution Committee – No current updates.
 - 3. Recreation Committee – No current updates.
 - 4. Beautification Committee – Flowers at the entrance will be changed out in the next few weeks.

8. **New Business:**

- a) **Newsletter:** Mr. Howard motioned to approve up to \$120.00 for the quarterly newsletter, seconded by Mr. Barfield. All were in favor and the motion carried.
- b) **Playground:** Mr. Howard requested feedback in the newsletter to see if the residents would like additional equipment in the park. The Board was notified by a few residents that there may be a problem in the Park with ants. The Board determined that the park should be treated and Mr. Bermudez would be able to order the chemicals at a reduced rate and it would be distributed by a few volunteers on the Board. Mr. Howard motioned to expend up to \$150.00 to treat for ants/pests in the park area, seconded by Mrs. Charbonneau. All were in favor and the motion carried.

9. **Next Scheduled Meeting:** Tentatively scheduled August 26th, 2008.

10. **Adjournment:** VOTED (Unanimously) to adjourn at 8:55 P.M.

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