

East Lake Cove Homeowners Association, Inc.

*LOCATION: MARCOOSSEE COMMUNITY SCHOOL
TIME: 7:00 P.M. DATE: TUESDAY, AUGUST 26, 2008*

BOARD OF DIRECTORS MEETING MINUTES

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

Absent: John Barfield

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 7:00 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 June 24, 2008 Board Meeting, seconded by Mrs. Charbonneau. All were in favor and the minutes were approved.
5. **Financial Review:** Mr. Laster mentioned that there are over 16 owners which have been issued demand letters that have expired. These accounts need to be forwarded to the attorney for additional collection efforts. Mr. Laster explained that the cost deposit is \$550.00 per collection account and must be paid in advance. This would amount to more than \$9,000.00 of the available \$17,000 in the operating account. The Board was very concerned with spending this amount of money to collect approximately \$22,000. Mr. Coates motioned to allow Mr. Laster to contact Clayton & McCulloh to renegotiate the existing collection agreement, seconded by Mrs. Charbonneau. All were in favor and the motion carried. It was also noted that there are other firms who may be willing to collect these accounts on a contingency, but Mr. Laster stated he would only recommend changing legal counsel as a last resort. Mr. Laster will contact Neil McCulloh and see if C&M would be willing to reduce the deposit or possibly collect these accounts on a contingency agreement.
6. **Deed Restriction Report (Violations):** Mr. Laster provided a copy of the updated report to the Board. Mr. Coates mentioned there were several properties that were constantly in violation which need additional enforcement. Mr. Laster

stated that a fine committee meeting could be arranged for those properties. In the event they fail to come into compliance the next step would be to file for mandatory mediation. He also informed that the cost per mediation file is approximately \$1,200.00.

7. **Old Business:**

- a. **Big Cypress Fountain:** The Board reviewed the cost to relocate the electric on Big Cypress pond. The Board thanked Charlie Duncker for his services and for donating the electric wiring for the project. Mr. Howard motioned to approve up to \$1,300.00 to be paid to Charlie Duncker for the materials to relocate electric, seconded by Mrs. Charbonneau. All were in favor and the motion carried. Mr. Coates motioned to approve up to \$1,350 to Southern Oaks for their expenses in moving the electric on the Big Cypress Fountain, seconded by Mrs. Charbonneau. All were in favor and the motion carried.
- b. **Newsletter:** Mr. Howard motioned to expend \$250 on sending a newsletter in September and issuing a letter to owners regarding the delinquent assessments and how this affects the Association, seconded by Mr. Schwartz. All were in favor and the motion carried.
- c. **Storm Drain Certification:** The Board reported that there were not flooding issues as a result of Hurricane Fay. It appears that the drainage system is working properly.
- d. **Insurance:** Mr. Coates motioned to renew the insurance with the current insurance carrier, Tower Hill, who offers greater coverage than the other carriers at a competitive rate and expend up to \$6,000 to secure the policy, motion seconded by Mr. Howard. All were in favor and the motion carried.
- e. **Website Hosting:** Mrs. Charbonneau motioned to spend up to \$225 for renewing the web hosting agreement for one year, seconded by Mr. Schwartz. All were in favor and the motion carried. Mr. Coates will obtain estimate to add the email blast capability to the website and would also request that the emails sent to the board through the website will be copied to the Board and not just management.
- f. **Irrigation Pump:** Mr. Howard motioned to approve an additional \$75.00 to be paid to Kevin Burtness for his additional expenses and gas to complete the irrigation pump enclosure, seconded by Mrs. Charbonneau. All were in favor and the motion carried. Mr. Coates also motioned to approve \$350 to Southern Oaks for removal of the old pump house and debris, seconded by Mr. Schwartz. All were in favor and the motion carried.
- g. **Fall Fest:** Mr. Howard motioned to approve up to \$500.00 to be used for the Fall Fest, seconded by Mr. Coates. All were in favor and the motion carried. It was also mentioned that the Board would like a budget to show how these funds will be spent and to account for any

donations received for the Fall Fest as Mr. Laster mentioned all funds of the Association, received or paid, should be accounted for.

h. **Committee Updates**

1. ARC Committee – No current updates.
2. Resolution Committee – No current updates.
3. Recreation Committee – Fall Fest scheduled in October 2008.
4. Beautification Committee – No current updates.

8. **New Business:**

- a) **2009 Budget:** Mr. Laster provided the Board with a preliminary budget for 2009.
- b) **Playground:** Mr. Howard stated that only 3 members showed an interest in improving the playground equipment. The Board unanimously agreed that there was not a significant interest and to table this item.
- c) **Trees located in Easement:** The Board noted that the trees located in the easement (oak trees) should be trimmed to have at least a 6-10 ft. canopy so they don't block the sidewalks in the community.
- d) **Bus Stop Contract:** The Board requested that Mr. Laster contact Jim Beekman to renew the bus contract.

9. **Next Scheduled Meeting:** Tentatively scheduled October 21st, 2008. Annual Meeting scheduled for December 9th, 2008.

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

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