



# EAST LAKE COVE

NEWSLETTER

[www.eastlakecovehoa.com](http://www.eastlakecovehoa.com)

Winter 2008

## **REMINDER - Quarterly Homeowners Assessment Fees due JANUARY 1<sup>st</sup>**

### **NO QUORUM FOR ANNUAL MEMBERSHIP MEETING and ELECTION**

The Annual Membership meeting and election of the Board of Directors that was held on December 9<sup>th</sup>, 2008, failed to have enough homeowners present or return their proxy to hold an election. As stated in the last newsletter, since there was not a quorum of members, the present Board of Directors will stay on the Board until the next annual meeting/election, or until a Board member resigns or is removed.

### **ASSOCIATION FEES AND BUDGET**

All members of the Association should have received, by US mail, their copy of the budget for 2009 along with their payment booklet/coupons to be sent with payment of their association fees. If you have not received the above items, please contact our Association Manager at World of Homes, Michael Laster, at 407-932-4777. The 2009 budget and assessment fees voted on by the Board of Directors are remaining the same as 2008. Yearly assessment is \$1080.00, payable in quarterly payments of \$270.00 if desired. Quarterly payments are due on January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, and October 1<sup>st</sup>. Remember that late payment of assessment fees can result in additional expense to you for late fees and interest. Non payment of assessments will result in a lien being filed against the property and a foreclosure action being initiated against the homeowner and property.

### **CRIME ISSUE IN THE COMMUNITY**

There has been a recent problem with crime in our neighborhood. Specifically, vandalism, where there has twice been damage to the dock. The first incident happened the day of the Fall Picnic. That afternoon/evening a group of teenagers were seen at the dock and the damage was discovered the next morning. The dock had multiple railings kicked out and a whole section of railing at the end was completely kicked out. A police report was filed concerning the vandalism. The sad part is that the dock was again vandalized on December 17<sup>th</sup>. Please have a family discussion and make your children aware that if they or their friends are involved, that this is a crime and will be prosecuted. Please, if you see anyone causing damage or vandalism notify the police immediately. We would also like to stress that each time something of this nature happens in the neighborhood it costs each homeowner, as the Board has to pay to have repairs completed. There also has been damage at the tennis/basketball area. This includes damage from people sitting on the tennis net, parking vehicles on the grass and damaging sprinkler heads, and the breaking of the benches that were in the tennis court area. The damage to the dock was repaired both times by one of our neighbors, Brad Fogg. THANKS BRAD! The community and the Board of Directors really appreciate your time and effort!

### **GATE CODES TO BE REMOVED**

In a review of security at the front gates, it was found multiple codes were being used to enter the community without calling a homeowner to gain entry. These were codes that would open the gate simply by entering them into the call box. To improve security and reduce the ways non-residents can gain access to the community, the Board has directed that all codes be removed effective January 9<sup>th</sup> and that no new codes will be issued. The only code that will be left in the system is the Vendor code that will work from 8 am thru 6 pm weekdays. The phone system that calls homeowners for entry will NOT be affected. If you do not have a remote gate opener or a security card that opens the vehicle gate, please contact our Manager, Michael Laster, at 407-932-4777 to purchase the number of security cards or gate remotes that you need. The pedestrian gates at the front entrance have also been repaired. If you or your children need keys for access through the pedestrian gates, again please contact Michael Laster to purchase them.

### **PLEASE SIGN UP FOR EMAIL NOTIFICATIONS**

The Board would like to get all members email addresses to be able to keep homeowners informed in a quick manner if there is an issue that affects the entire neighborhood. Many communities and associations utilize email to inform their members if there is a crime reported in the neighborhood or to inform them of other issues in a timely manner. There have been a few instances in the past couple months where police have responded to calls from our neighborhood regarding suspicious activity and the Board has received information of crimes in other communities close to ours. The Board would like to be able to get this information to all homeowners in the quickest and most cost efficient way so that everyone can be aware. If you would like your email address added so you receive such notifications, please use the contact form on the Association website ([www.eastlakecovehoa.com](http://www.eastlakecovehoa.com)) to send your request to be added and be sure to include your email address in the message. The Board will not sell or release your address to any outside parties. It will only be used for Association notifications.

### **SCHOOL BUS STOP**

The Board was notified by the Osceola School District Transportation office that they will NOT move the bus stop back into the community as they had last year. The bus stop will remain outside the front gates of the community per the District Transportation office. The Board notified the Transportation office of our concerns for the safety of our school children but they have stated they will be keeping the bus stops on Narcoosee Rd. If you want to contact the District Transportation office, you may contact the Executive Director, Karen Strickland at 407-518-4540, or email her at [stricklp@osceola.k12](mailto:stricklp@osceola.k12).

### **BOARD OF DIRECTORS MEETINGS**

Below is a listing of scheduled HOA Board of Directors meetings. As always, all homeowners in East Lake Cove are welcome to attend. The meetings are held in the Media Room at Narcoosee Community School (north approximately 2 miles on Narcoosee Rd from our community). Notices for the meetings will be posted at least 48 hours in advance of each meeting at the front entrance. The schedule for the first half of 2009 is as follows:

Tuesday, January 27<sup>th</sup> 7 pm – 8:30 pm  
Tuesday, March 24<sup>th</sup> 7 pm – 8:30 pm  
Tuesday, May 26<sup>th</sup> 7 pm – 8:30 pm  
Tuesday, July 28<sup>th</sup> 7 pm – 8:30 pm