



# EAST LAKE COVE

NEWSLETTER

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

Winter 2009/2010

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

### **ANNUAL MEMBERS MEETING / ELECTION**

The annual members meeting and election of Board of Directors was to be held on December 1<sup>st</sup>, 2009. There were not enough members present in person, or that returned their proxies, to constitute a quorum of the membership. Since there was not a quorum, there was no official members meeting or election of Board of Directors. There was a quorum of the Directors present so a Board of Directors meeting was held as scheduled. The Board unanimously appointed Michelle Danker and Craig Bryan to fill the open positions on the Board created by the resignations of Dave Coates and Diane Charbonneau. The Board of Directors express our deep appreciation and thanks to Dave and Diane for their years of service on the Board and for volunteering their time to better the community.

The Board of Directors for 2010 are:

Dennis Howard – President 1938 Big Cypress Drive  
Tab Bartlett – Vice President 4928 Lazy Oaks Way  
Michelle Danker – Secretary/Treasurer 4972 Lazy Oaks Way  
Frank Bermudez – Director 4939 Lazy Oaks Way  
Craig Bryan – Director 1937 Big Cypress Drive  
Frank Murphy – Director 1934 Lazy Oaks Loop  
Vida Ricketts – Director 4902 East Lake Cove Blvd.

### **PEDESTRIAN GATE AT FRONT ENTRANCE**

The Board of Directors notified everyone in the last newsletter of the issue with the pedestrian gate at the front entrance getting broken by children not using keys to open the door, but by shaking the door until the door would pop open. We had asked all parents to discuss this issue with their children that use the door to access the bus for school. We asked that if anyone's children did not have a key to contact the management company to obtain one. This has not worked. Again, the gate has been broken off the bolts holding it to the wall from this abuse. At the Board meeting January 26th, the Board voted to remove the lock from the pedestrian door on the exit side. This will result in not having to have the gate repaired repeatedly, saving a cost of approximately \$200 each time. There will be no difference in security for the community, as there is no security by this door when it is constantly broken off the wall and able to be walked through by anyone to access the community. By removing the lock we will eliminate the need for the door to be shaken to open, which will hopefully keep it from getting broken.

### **ISSUES WITH VIOLATIONS**

The violation of the documents and rules of the community continues to be a serious issue. There are many violation notification letters that have been mailed regarding homeowners not following the regulations in the community's governing documents. There has been little action by many of these homeowners to fix the items that caused them to receive a violation notice. The Board will forward these violations to the Resolution Committee which may result in fines of up to \$100 a day being assessed against the homeowner. The Board may also forward these violations to the Association attorney for further legal action, which may include asking the courts for an injunction against the homeowner requiring them to bring their property into compliance. This will be an added expense for the Association and the homeowner but the Board, like each homeowner, is legally required to follow our community documents and proceed with action against a homeowner that is in violation of the documents. Many of the violations that have been sent to homeowners regard items such as trailers parked in the community, dead spots and weeds in landscaping and lawns, keeping garbage cans outside when not for curbside pickup, and overnight street parking. If you review the governing documents of the community, which are available on the East Lake Cove HOA website or the County Clerk of Courts website, you will see each of these items are described as something a homeowner would be responsible to follow the regulations about. Each of these items were described in the documents that each homeowner agreed to follow, by contract, when they signed their paperwork at closing when they purchased their property. These covenants and regulations were filed with the County Clerk of Courts when the community was built, along with the contract agreement to follow the Association documents that each homeowner signed when purchasing their property.

### **SWING SET FOR THE PLAYGROUND**

The Board of Directors voted approval of up to \$3500 for the purchase of a 6 seat swing set for the playground area. There will 4 regular strap seats and 2 toddler bucket seats. The amount approved will also cover the cost for putting railroad ties around the swing area and filling with mulch for safety. You should see the swing sets in place very soon.

### **REPLACEMENT OF SCONCE LIGHT FIXTURES**

The Board voted approval of up to \$1000 to replace the seven sconce lights at the front entrance. The replacement is needed as the current lights are starting to fail and are not cost effective to repair. The lights have been ordered (approximately \$500) and should arrive shortly and be ready to be installed. We went with fluorescent fixtures so there also should be a cost savings on the electric bill.

### **NEW LANDSCAPE CONTRACTOR**

Our contract with the landscape contractor for the common areas expired February 1<sup>st</sup>. The Board received bids from various companies and after review, voted to contract with Cooney Walk Landscape and Design. They will begin servicing the community March 1st.

### **VOLUNTEERS NEEDED**

As has been stated previously, the Board of Directors and all committees are made up of volunteers from the community. We currently have no one serving on the Beautification Committee that helps improve East Lake Cove and selects the Yard of the Month. We also need volunteers for the Architectural Review Committee (ARC). If you would be interested in volunteering to serve on a committee please email the Board from our website or contact our manager, Michael Laster, at World of Homes at 407-770-1748. If anyone has experience with plumbing, electrical, or carpentry and wants to volunteer their labor efforts let us know. We will be replacing the lights at the front, have to repair 10 broken slats at the dock and always need repairs to the sprinkler system. Any money saved by having a member assist with the work or repairs helps to keep all our assessment fees from rising.