

*East Lake Cove Homeowners Association, Inc.*

Date: Wednesday, May 19, 2010 Time: 7:00 p.m.

Location: Narcoossee Community Center, 5354 Rambling Road, St Cloud, FL 34771

**Board of Directors Meeting Minutes**

**Attendance:** Frank Murphy, Frank Bermudez, Dennis Howard, Michelle Danker, Vida Ricketts and Robert Turner, LCAM from World of Homes.

**Absent:** Craig Bryan, Thomas Bartlett

**Members:** No other members were in attendance.

1. **Certify a Quorum:** With five of the seven Board Members present in person a quorum was achieved.
2. **Call to Order:** President Dennis Howard, called the meeting to order at 7:10 P.M.
3. **Proof of Notice:** Mr. Howard verified that the notice of the meeting was posted/mailed in accordance with Florida Statutes and the Association Documents.
4. **Approval of Prior Meeting Minutes:** Mr. Murphy motioned to approve the minutes of the March 23, 2010 Board Meeting, seconded by Ms. Danker. All were in favor and the minutes were approved.
5. **Old Business:**
  - a. **Committee Updates:**
    - i. **ARC Committee:** Mr. Howard stated we may need to schedule meetings once a month. Requests came in immediately after precious ARC meeting and approval/denial by ARC needs to be completed with 30 days or it is automatic approval per community documents. 7 ARCs were reviewed during the last meeting.
    - ii. **Resolution Committee:** Mr. Turner stated that no new issues were needed to be presented to the committee. The home with the trailer will be resolved by the owner by 5/21/10.
    - iii. **Recreation Committee:** no report
    - iv. **Beautification Committee:** Board will begin looking for a new yard of the month and have a consensus of which yard is selected via email and place Yard of the Month sign.
  - b. **Deed Restriction Report (Violations):** Mr. Turner reviewed the Violations report. Board requested to be copied via email on violation letters being sent to the owners. Also, Mr. Turner to resend last Violation Report.

- c. **Vacant Property Maintenance (Billing)**: Mr. Howard stated that he has not seen the billing for the yard maintenance this month. He would like to see both the monthly service and yard maintenance bills presented together. Mr. Turner will contact CooneyWalk to discuss this issue, and relayed that he has already discussed with Cooney Walk concerns the Board had in relation to the service that has been provided so far.
- d. **Pond Maintenance – Aquatic Systems**: Mr. Howard and Mr. Turner presented the quote for Aquatic Systems to maintain the ponds. Discussion ensued regarding parts of contract in relation to carp / barrier and vendors liability clause. The quoted monthly service without carp is \$286. Mr. Howard made the motion to accept the quote without fish or barrier, Ms. Ricketts seconded the motion, all in favor motion carried.
- e. **Park Trash Cans**: Mr. Turner present the board with many variations of commercial grade outdoor trash cans, ranging in price and design. This issue will be tabled until the board can review and decide on which type to approve. The option to repair the existing cans is still on the table for consideration.
- f. **Post and Chain**: Mr Turner started to present a quote WOH obtained for project. Mr. Howard expressed his concern that World of Homes had not presented anything on this issue since the March Board meeting. He stated this was already resolved by the purchasing of posts and placing them in the grass areas that were being driven through. Mr Howard also expressed concern that this was an example of why he wanted to see improvement in “follow up” in a more timely manner by WOH, the management company
- g. **Big Cypress Pond**: Table fountain issue for 6 months.
- h. **Late Fee Letter**: Mr. Turner reported that World of Homes has mailed post cards to all members stating the corrections.

6. **New Business**:

- a. **Gate Issues/Ped. Gate Quote**: Discussion ensued about the quote for the pedestrian gate modifications. The Board decided that since the locks and handles have been fixed that this is no longer an issue. The other issue is with the functionality of the gate. There are still instances where the gates are open or one gate is open. ACT has presented a quote to replace 3 of the 4 backup batteries. Mr Howard voiced concern that all 4 batteris should be replaced. Mr. Turner suggested that David’s Electronic Gate Co. go out and verify and quote the repair. Mr. Howard motioned to allocate up to \$1200 on repairs to the batteries, Mr. Murphy seconded the motion, all were in favor, motion carried.
- b. **Review/Vote on Dock Cleaning Bid**: Mr. Howard presented the bid from Landscape Inc. to clean the vegetation from around the dock. Ms. Ricketts made the motion to approve the bid, Ms. Danker seconded the motion, all were in favor, motion carried.
- c. **Discussion of Landscape Contract**: The Board expressed their concerns about the service that they have been receiving. World of Homes has notified Cooney Walk Landscaping and have put them on notice. Several

other issues were discussed, Mr. Howard expressed that the board will keep their options open if they continue to have issues.

- d. **Review Management Contract:** Mr. Laster of WOH to present to the board the new contract for review by the end of the week.
  
- e. **Replacement of the Spotlights at Front:** Mr. Howard discussed and demonstrated the suggested florescent light fixtures to be used for the sign lighting. These lights will utilize less energy helping to reduce costs. Mr. Howard made the motion to allocate up to \$200 for fluorescent light fixtures to be purchased and installed by Charlie Dunker as quoted. Ms. Danker seconded the motion all were in favor motion carried.

7. **Open Discussion:**

- a. **Mailboxes and posts:** Discussion ensued about one resident had a wooden post painted black. World of Homes would issue a letter and provide the information for purchasing the approved posts and mailbox.
- b. **Irrigation Pump:** CooneyWalk had discovered an issue with the irrigation pump overheating and melting the pipe to the irrigation system. Mr. Turner suggested Lake Fountains and Aeration look at the pump since they maintain these types of pumps. Mr. Turner will make the call and schedule service.

8. **Next Scheduled Meeting:** July 21<sup>st</sup>, 2010 at 7:00 p.m.

9. **Adjournment:** **VOTED** (Unanimously) to adjourn at 8:34 P.M.

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