

East Lake Cove Homeowners Association, Inc.

Date: Wednesday, July 20, 2011 Time: 7:00 P.M.

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

Board of Directors Meeting Minutes

Attendance: Craig Bryan, Dennis Howard, Thomas Bartlett, Michelle Danker, Vida Ricketts, and Michael Laster, LCAM from World of Homes.

Absent: Frank Bermudez, Frank Murphy,

Members: Other members noted on the sign in sheet.

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 in accordance with Florida Statutes and the Association Documents.
4. **Approval of Prior Meeting Minutes:** Mr. Bartlett motioned to approve the minutes of the May 25, 2011 Board Meeting, seconded by Mrs. Danker. All were in favor and the minutes were approved.
5. **Financial Review:** Mr. Laster reviewed the financials through June 2011 and also reviewed the aged receivables with the Board.
6. **Old Business:**
 - i. **Committee Updates:**
 - i. **ARC Committee:** N/A
 - ii. **Resolution Committee:** N/A
 - iii. **Recreation Committee:** N/A
 - iv. **Beautification Committee:** N/A
 - ii. **Deed Restriction Report (Violations):** Mr. Laster provided the Board with a copy of the updated report.
 - iii. **Vacant Property Maintenance (Billing):** Mr. Laster provided the Board with an updated list.
 - iv. **Speed Bumps / Deterrents:** Progress from hiring the off-duty officers will be reviewed in the September meeting.
 - v. **Camera System:** Mr. Laster reported that the camera system was installed and is fully functional.
 - vi. **Seal coating:** Mr. Bartlett motioned to approve Arrow Pavement to perform the seal coating contingent upon a 1 year warranty and two

references, seconded by Mr. Bryan. All were in favor and the motion carried.

- vii. **Rear Gate / Application Process**: Mr. Bartlett motioned to approve up to \$6000 to install a A-Frame gate at the rear entrance between East Lake Cove and East Lake Park pending resolution of the County application process, seconded by Mrs. Ricketts. Motion passed 4:1 with Mr. Howard opposing.

7. **New Business**:

- i. **Pedestrian Gates / Locks**: Mr. Laster informed a resident contacted him requesting that the pedestrian gates be repaired and closed so that access is only permitted with a key. Due to previous damage to the pedestrian and entrance gates, they Board unanimously agreed not to repair the pedestrian gates.
- ii. **Front Entrance Lights**: Mr. Howard motioned to approve \$300 for the replacement of the 4 entrance sign lights, seconded by Mr. Bartlett. All were in favor and the motion carried.

8. **Open Discussion**: N/A

9. **Next Scheduled Meeting**: September 21st, 2011 at 7:00 p.m.

10. **Adjournment**: VOTED (Unanimously) to adjourn at 8:45 P.M.

Minutes Approved By: _____ Date: _____