

East Lake Cove Homeowners Association, Inc.

Date: Wednesday, March 23, 2011 Time: 7:00 P.M.

Location: 1938 Big Cypress Drive, St Cloud, FL 34771

Board of Directors Meeting Minutes

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

Absent: Frank Murphy, Vida Ricketts

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. Mr. Bermudez arrived at 7:20 P.M.
2. **Call to Order:** President Dennis Howard called the meeting to order at 7:12 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 January 19, 2011 Board Meeting, seconded by Mr. Bryan. All were in favor and the minutes were approved.
5. **Financial Review:** Mr. Laster reviewed the financials through February 2011 and also reviewed the aged receivables with the Board and informed that 6 accounts would be transferred to C&M for collections as the lien letter will be expiring. The Board discussed removing the gate cards and remotes from the call box for any owner delinquent more than \$1,000.
6. **Old Business:**
 - i. **Committee Updates:**
 - i. **ARC Committee:** N/A
 - ii. **Resolution Committee:** N/A
 - iii. **Recreation Committee:** Mr. Laster will contact the other communities on Narcoossee to see when their Spring Yard Sale is scheduled for so that the Board can include a date in the upcoming newsletter to the community.
 - 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):** N/A
7. **New Business:**
 - i. **Approval of \$700 to purchase flag pole/light for entrance:** Mrs. Danker motioned to approve \$700 to install a flag pole/light at the entrance along with a plaque in memory of Dave Coates, seconded by Mr. Bryan. All were in favor and the motion carried.
 - ii. **Speed Bumps / Deterrents:** Mr. Laster provided the Board with an estimate for speed bumps and humps. The Board agreed that this should be brought before

the community for discussion in the upcoming newsletter and the topic will be discussed at the May 2011 meeting.

- iii. **Landscape Replacements / Mulch:** Mr. Laster provided the estimate prepared by Cooney Walk to the Board for review. It was determined that the scope of work did not include replacement of some of the bushes and some additional plantings the Board felt were necessary. The Board will finalize the scope of work and what plants they want. Mr. Bartlett motioned to approve up to \$2000 for landscape improvements at the entrance and islands, seconded by Mrs. Danker. All were in favor and the motion carried.
- iv. **Trimming of Palms on vacant properties:** The Board reviewed the cost proposal from Cooney Walk to palm trimming on vacant properties. Mrs. Danker motioned to approve up to \$500 to Frank Bermudez's landscape company to trim the palms on the vacant properties, seconded by Mr. Bartlett. All were in favor and the motion carried.
- v. **Landscape Renewal:** Mr. Laster provided the Board with four proposals for the landscape contract from Cooney Walk, D' Best, Landcare Specialists, and R & B Property Services. The Board agreed that further consideration needed to be given before making any changes. The Board requested Mr. Laster obtain references from Landcare Specialists for properties not currently under management by World of Homes.
- vi. **Gate Incident:** It was noted that a car was recently hit by the entrance gate because the kids were blocking access to the community and the gate loops apparently did not detect the vehicle in the gate's path. The Board determined that the loops may have malfunctioned, but should not be repaired at this point in time. The Board also expressed that many residents are forcing the gates open which can cause damage to the gate system. Mr. Bartlett motioned to install mag locks on the entrance and exit gates at a cost of \$2500, seconded by Mr. Bryan. All were in favor and the motion carried. The Board also requested that 4 warning signs be installed on the gate warning that the gates are a hazard to pedestrians.
- vii. **Clearing around Community Dock:** Mr. Bartlett reported the company maintaining the growth around the community dock will begin soon and will be submitting before and after pictures to the Board.
- viii. **Seal Coating of Roads:** Mr. Laster recommended that the roads be seal coated to preserve the integrity and prolong the life of the roads. The Board was in agreement and requested that World of Home obtain competitive quotes for sealing.
- ix. **Fountain Maintenance Contract:** The Board unanimously agreed to accept the fountain maintenance contract with Lake Fountains and Aeration at a cost of \$450 per year plus tax.

8. **Open Discussion:** The Board requested information on hiring an off-duty officer to issue tickets for residents/guests speeding in the community. A quote for treating for fire ants at the park, and info on the installing LED lights on the fountain was also requested. Mr. Laster will obtain the necessary information.

9. **Next Scheduled Meeting:** May 25th, 2011 at 7:00 p.m.

10. **Adjournment:** VOTED (Unanimously) to adjourn at 9:00 P.M.

Minutes Approved By: _____ Date: _____