

**EAST LAKE PARK HOMEOWNERS' ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**Tuesday, September 26, 2023**  
**6:30 P.M.**

**Location**  
**5354 Rambling Rd.**  
**St. Cloud, FL 34771**

**MEETING MINUTES**

**Call to Order** – James Cobb called the meeting to order at 6:31 P.M.

**Proof of Meeting Notice** - Meeting notice posted in the community bulletin board in accordance with the Association Documents.

**Certification of Quorum of the Board** - Let the record show that a quorum of the board was established by having five (5) board members present, Patrick Maul, James Cobb, John Montes, and Helen Martinez and Nicole Freeman. Also present was Wilmary Santiago from Leland Management.

**Approval of Last Meeting Minutes** – A motion was made by James Cobb, seconded by John Montes to approve meeting Minutes from August 14, 2023, as presented. All in favor, motion carried unanimously.

**Financial Report** – The board reviewed the August financial report. A motion was made and Nicole Freeman, seconded by James Cobb to approve the financials as presented. All in favor, motion carried unanimously.

**Landscape Committee Report** – Marisol brought up the issue of an overabundance of weeds in the flower beds. She recommended postponing the enhancement proposal, as the new plants would demand specific care, and there are doubts about whether the current vendor can maintain them adequately. Additionally, she asked the manager to reach out to Exclusive for Poinsettia installation and to arrange for the installation to be completed prior to Thanksgiving Day.

James Cobb made a motion seconded by John Montes to approve the Poinsettia estimate not to exceed \$2,000. All in favor, motion carried.

**Old Business**

**Managers Update on the Ponds Fountains** – The manager conveyed that Patrick successfully replaced the timer and breaker at the Calms Water fountain, and it is now functioning correctly. Additionally, Cascade replaced the capacitor box at the East Lake Vista fountain, which is now operating as expected. However, the Prairie Oaks fountain currently remains on for a couple of

hours. Patrick volunteer to replace the breaker and timer on the Prairie Oaks fountain and will subsequently provide a status report to the manager.

**Reserves Study Review** – Board reviewed the revised reserves study with no questions.

**Traffic and Pond Signs Update** – Speed limit signs have been placed next to the two recently installed stop signs at Cypress Hammock Dr. In addition, child at play signs have also been installed. Two additional signs are still required. All the necessary signs have been installed at the ponds.

Nicole Freeman made a motion seconded by Patrick Maul to approve the purchase of 2 child at play sign not to exceed \$75.00. All in favor, motion carried.

### **New Business**

**Certified Playground Mulch Installation Estimate** – Nicole Freeman made a motion to table playground mulch installation. Seconded by Patrick Maul, all in favor, motion carried.

**Palm Tree Pruning/Trimming Estimate** – John Montes made a motion seconded by Nicole Freeman to approve a limit of \$900.00 for trimming palm trees on common areas. All in favor, motioned carried.

### **Open Forum** –

An owner present requested an update regarding the No Parking striping at intersections. Owner pointed out that the bulletin board requires cleaning. Moreover, the owner raised concerns about unauthorized animals and resident burning garbage in their backyard.

**Adjournment** - A motion was made by Nicole Freeman and seconded by John Montes to adjourn the meeting at 7:59 P.M. All in favor, meeting adjourned.

Respectfully Submitted,  
Wilmary Santiago