

EAST LAKE PARK HOMEOWNER' ASSOCIATION, INC.

Board Meeting Minutes

March 26, 2024 / 6:30 PM

Leland Management – St. Cloud Office

2023 Hickory Tree Road, St. Cloud, FL 34772

MEETING MINUTES

Board members present Patrick Maul
James Cobb – Via Telephone
Nicole Freeman
Helen Martinez
John Montes

Also present Kaitlin Marshall, Community Association Manager – Leland

Call to order and establishment of a quorum

Patrick Maul called the meeting to order at 6:33 PM. Quorum of the Board was met.

Proof of notice

In accordance with the Florida Statute and the Bylaws, notice of the meeting was posted on the community bulletin board fourteen (14) days in advance of the meeting.

Approval of Prior Board Meeting Minutes

Nicole Freeman made a motion to approve the Meeting Minutes from January 9, 2024, as presented. Helen Martinez seconded the motion. All were in favor.

Old Business

Landscape Enhancement Proposal

The board reviewed the landscape enhancement proposal presented by Yellow Bird. The unanimous decision was to proceed with Option Four with a Crape Myrtles.

Revised Rules

Patrick Maul made a motion to accept the revised rules as presented with an effective date of 3/26/2024. The following revised rules were approved: 1.1 Structures of Rules and Regulations, 2.1 Exterior Lights, 2.2 Fences, 2.3 Animals, 2.4 Awnings, 2.5 Basketball Hoops, Swing Sets, Youth Play Equipment, 2.6 Barbeque Grills, 2.7 Clothes Lines, 2.8 Composting Bins, 2.9 Conservation Area, 2.10 Docks, 2.11 Roofing, 2.12 Landscaping, 2.13 Storm Shutters, Storm Windows, Screen Doors & Storm Doors, 2.14 Generators, 2.15 New Homes Builds, 2.17 Equipment Screening, 2.18 Gutters and Downspouts, 2.19 Holiday Decorations & Lights, 2.20 Rain Barrels, 2.21 Pools, 2.22 Driveways and Sidewalks, 2.23 Patio and Porch Furniture, 2.24 Satellite Dishes and Antennas, 2.25 Walkways, Patios & Porches, 2.26 Signs, 2.27 Shutters, 2.28 Solar Electric Panels, Solar Pool Heaters, and Solar Hot Water Heaters, 2.29 Exterior Water Heaters, Water Softeners, Fuel Tanks, Well Pumps, Window Air Conditioners, and Any Other Equipment, 2.30 Flagpoles and Flags, 2.31 House Numbers, 2.32 Mailboxes, 2.33 Firewood, 2.34 Yard Ornaments, 2.35 Windows, 2.36 Exterior Paint Colors, 2.37 Lot Numbers and Lot Location, 3.1 Expenditure of Funds, 6.1 Garage Entry 6.3 Additions and Exterior Room, 7.1 Vehicles and Parking, 7.2 Pond Safety, 7.3 Time Share and Rentals. Nicole Freeman seconded the motion. All were in favor.

New business

Concrete Proposal

The Board of Directors reviewed the proposal presented by vendors and Ryan from Asphalt 365 attended the meeting to answer questions from the Board of Directors. After further discussion, Patrick Maul made a motion to accept the proposal presented by Asphalt 365 for the sidewalk repairs, drain inlet repairs on Calm Waters Ct, and the rework on Canopy Oaks totaling \$20,858.08. John Montes seconded the motion. All were in favor.

Bond Renewal

Greg Cobb made a motion to renew bonds 1160 and 1161 with the best rate available. Patrick Maul seconded the motion. All were in favor.

Nicole Freeman made a motion to transfer \$25,000.00 to CD 1170. Greg Cobb seconded the motion. All were in favor.

Fountain Proposal

The board postponed the proposal presented by Cascade Fountain for the new control panel. The proposal will be used for budgetary purposes.

ARB Committee Member

Nicole Freeman made a motion to appoint Maria Hagen to the ARB committee. Patrick Maul seconded the motion. All were in favor.

Backflow Repair

Nicole Freeman made a motion to approve the proposal presented by Certified Backflow for the failed backflow behind the entrance on the right side. Greg Cobb seconded the motion. All were in favor.

Open Forum

One resident was in attendance of the meeting.

Next Meeting

The board of directors scheduled their meetings as follows: May 21st, August 20th, October 15th (Budget Meeting), and November 19th (Annual Meeting)

Adjournment

Nicole Freeman made a motion to adjourn the meeting at 8:02 PM. Patrick Maul seconded the motion. All were in favor.

Respectfully submitted,
Kaitlin Marshall, CMCA