

Board of Directors Meeting December 9, 2025

Call to Order:

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Al Kaan on Tuesday December 9, 2025 at 6:48pm at the Ameri-Tech Companies Office located at 24701 US Hwy 19 N #102, Clearwater, FL 33763.

Proof of Notice of Meeting:

Proof of meeting was posted on Sunday December 7, 2025.

Board members in attendance:

Mary Stone
Chris Capezio
Jay Hurley
Elaine Hewitt
Al Kaan

Quorum:

All Board Members were in attendance, therefore there was a quorum.

Approval of Previous Meeting's Minutes:

A motion was made by Elaine Hewitt to approve the Budget Workshop Meeting Minutes from October 29, 2025. Seconded by Mary Stone. All board members voted in favor to approve the Budget Workshop Meeting Minutes.

Treasurer's Report:

Discussed delinquent accounts.

Discussed/Reviewed the recently received 2026 Liability Policies Contract.

Elaine Hewitt made a motion to approve the 2026 Liability Policies Contract. Seconded by Mary Stone.

All Board Members voted "Aye".

Manager's Report/Old Business/New Business:

The following items were discussed:

Swimming Pool:

Completion/final payment for swimming pool project.

Deck is currently being refinished.

Rusted/Broken support poles for pool fence will be repaired/replaced.

Clamp on pool's reserve tank is broken -being addressed.

Slow draining/suction - being addressed.

Paving/ Sealing:

Will be done in January 2026. An email blast with the details will be sent out to all residents in the near future.

Termite Control:

Discussed a bid from Notch Pest Control in addition to other previously received bids. Elaine Hewitt made a motion to use Notch Pest Control for future termite maintenance. Mary Stone seconded. All Board Members voted "Aye".

Roof Maintenance:

WaterTight Roofing will do annual maintenance in December.

Adopting a new amendment to limit the # of rental units will be discussed in 2026.

Wasp nests removal will be done throughout the Association in the near future.

An email blast will be sent out regarding not to feed poison to the animal wildlife in the neighborhood.

Discussed giving Chris Capezio (maintenance) a year end bonus.

A motion was made by Elaine Hewitt to give Chris Capezio a year end bonus. Seconded by Mary Stone.

Board Member's voted: Al Kaan- Yes, Jay Hurley- Yes, Elaine Hewitt- Yes, Mary Stone- Yes, Chris Capezio- Abstain

Next meeting: Board of Directors Annual Meeting and Board of Directors Organizational Meeting on Tuesday January 6, 2026 at 6:30pm at The Little Clubhouse located at 600 Caryl Way, Oldsmar Fl.

Adjournment:

A motion was made by Elaine Hewitt to adjourn the meeting. Seconded by Mary Stone. Meeting adjourned at 7:39pm.