

The 2022 ELW VII Association Board of Directors meeting was called to order by Al Kaan at 6:33pm on Wednesday October 12, 2022 at the East Lake Woodlands VII swimming pool.

Proof of notice of the meeting was posted on October 4, 2022.

**Board members in attendance:** Al Kaan, Mary Stone, Jay Hurley, and Chris Capezio.

Elaine Hewitt was out of town and unable to attend.

Four board members were in attendance therefore there was a quorum.

Approval of previous meeting's minutes. (6/9/22)

The previous meeting's minutes were approved by all five board members in an email on record dated 6/12/22.

**President's report:**

We have maintenance issues to deal with. The larger items currently include the stairwell/railing repair and the drainage pipe project in back of buildings #3/#4.

**Treasurer's report:**

(Given by Keith MacMenomay our manager from Ameritech) A slight loss in September due to the stairwell repair, but the overall YTD is "healthy" at this point in the year.

**Manager's Report:**

Bids/proposals:

1. Carport repairs – JBolt is submitting estimate this week
2. Drainage – bids have been submitted

**Maintenance:**

1. Larousse Landscaping we'll take over on 12/1/22 once 90 day termination notice has been fulfilled.

2. Water shut off repairs have been completed by Dunedin Plumbing.

3. Sam Swinton will conduct windowsill repairs within the next two weeks. Railing project completed for building #2, work on building #1 has begun, followed by buildings #4 & #6

**Old Business:**

1. Drainage Pipe Project- Discussed the broken drainage pipe between building #3 & #4 along with the 4 companies we received bids from to repair the issue. Answered questions from attending residents. Mary motioned to contact Keystone Excavators as our first choice for hire. Chris 2nd. All 4 attending board members were in favor.

2. Stair and Railing Repair - This is an ongoing project which is being monitored by board member Chris Capezio.

3. Window Sill Repair- A contractor has been hired to repair badly broken down windowsills. Residents were encouraged to let Ameritech know if any of their window seals are badly broken down and in need of repair.

**New Business:**

1. Vehicle parking/registration issues - It has come to the board's attention there are vehicles parked throughout the association which are in violation of ELW VII's "Parked Motor Vehicles" Rules and Regulations. It was agreed upon information will be sent out to all residents reminding them of the "Parked Motor Vehicles" Rules and Regulation. Vehicles which are not in compliant will be address accordingly.

Owners comments:

An owner noted the garbage dumpsters are possibly being used by people other than residents. It was suggested for all residents to be aware if this is occurring and to let Ameritech or a board member know.

**Adjournment:**

Motion made by Mary to adjourn, 2nd by Jay, motion carried. Meeting adjourned at 7:37 PM