

The 2022 ELW VII Association Board of Directors Meeting was called to order at 7:06PM on Thursday, June 9, 2022 by Al Kaan at the East Lake Woodlands VII pool.

Proof of notice of the meeting was posted on Tuesday, June 7, 2022 at 9 AM.

Board members in attendance Mary Stone, Jay Hurley, Chris Capezio and Elaine Hewitt. Al Kaan attended via telephone. All board members were in attendance therefore there was a quorum.

Approval of previous meeting's minutes. Approved by Al Kaan, seconded by Elaine Hewitt. All five board members approved.

Treasurers report:

1. Transfer of \$30,000 from deferred maintenance to operating account was done.
2. Payment for the welding project will be taken from deferred maintenance.

A motion was made by Mary Stone to accept the treasurers report , seconded by Jay Hurley and approved by all five board members.

Managers report:

Financial/Administrative

Financials – Review of Income statement and balance sheet -

Collections – Only arrears are in attorney collections (\$789.19)

Management report:

Bid/proposals – Obtaining bids for the following:

Landscaping:

Meetings are set up with:

1. David Swingle Landscaping Co.
2. Landscaping company named "T-4".

Concrete window sill:

Meetings are set up with :

1. Sam Swinton
2. Marc Donato.

Maintenance:

Engineer was on site for a drainage pipe evaluation due to the "potholes" that have opened up along a stretch of pipe behind the east end of building #4.

The board request a second opinion from another engineering company prior to having any treatment done in this area.

Water shut off valve repair:

Dunedin plumbing is currently scheduled to be on site on June 22nd and 23rd for evaluation and repair of broken water shut off valves throughout the association.

Other items :

Walk-throughs are being conducted every month with board members.

A motion was made by Al Kaan to accept the manager's report, seconded by Elaine Hewitt and approved by all five board members.

Old Business:

Stair and railing repair is continuing to be done. Building three is complete and moving on to the other buildings which still need to be addressed (# 1,2,4 and 6)

The eight lounge chairs have been repaired and are back in operation at the pool.

We are currently interviewing other landscaping companies and will determine in the near future which company will be the "best fit" for our condo association.

The landscaping in front of building #5 is currently under repair with new sod being placed down. This is being done by our own residents.

New Business:

Concrete window sills- some are in need of repair.

Drainage pipe evaluation-see above manager's report Water shut off valve repairs-see above manager's report

It is come to the boards attention there are long term guests/new renters who have not gone through the proper channels under the HOA guidelines to be a resident in ELW VII. New owners and new renters all need to go through the interview process. The board is currently following up with the new residents and owners to make sure they follow the proper protocol.

The Minutes of the current meeting once approved by the board members will be put on the website within a week or so from the meeting versus waiting until the next board meeting.

In addition to future board meetings being posted an email blast will also be sent out to residents.

Owners comments:

An owner noted a pool umbrella that has been repaired in the past is currently inoperable again. Discussion of options to repair/replace the umbrellas. Elaine Hewitt made a motion to approve up to \$700 to be taken out of the operating account for new umbrellas, Mary Stone seconded, all board members approved. The inoperable umbrella will be repaired at this time and the cost and options of obtaining new umbrella/umbrellas will be investigated and acted upon accordingly.

An owner noted an outside electrical outlet is not working in the back of the building where unit 221 Mary is located. It appears most of these electrical outlets in the back of these buildings do not work. At this time the board is not going to address this issue.

Adjournment :

A motion made by Al Kaan to adjourn the meeting. Seconded by Mary Stone and Elaine Hewitt motion carried. Meeting adjourned at 8:14 PM.