

The 2022 ELW VII Association Board of Directors Meeting was called to order at 6:00PM on Tuesday, March 15, 2022 by Al Kaan at the East Lake Woodlands VII pool.

Board members present at the pool were:

Al Kaan, Chris Capezio, Jay Hurley, and Mary Stone.

Elaine Hewitt attended via cell phone.

All board members were in attendance and there was a quorum.

First order – proof of notice of meeting posted Friday March 11, 2022.

Approval of previous meeting minutes was motioned by Mary Stone seconded by Elaine Hewitt and Jay Hurley.

Financial report:

1. The \$30,000 which the board wants to transfer from “deferred maintenance” to “operations” needs to be voted on by the homeowners.

2. The reserve item “Drainage” (\$500.00/month) should no longer be funded as of this past January 2022. This had already been voted on in a previous meeting by the board.

Managers report:

Kim-attach report? ?

Old Business:

Stair and Railing Repair- we are currently in the process of getting bids from a variety of companies who do this type of work.

New Business:

Landscaping company: There has been an increase in the number of weeds throughout the property and a generalized decline in the quality of the landscaping maintenance. The landscaping company’s contract is currently under review by the board and the company is being addressed regarding these issues early next week by the manager.

Pool lounge chairs- There are eight “lounge” chairs at the pool . All eight chairs have issues regarding broken and/or worn out straps, cracked frames etc. The board voted unanimously to have all eight lounge chairs sent to a patio furniture repair facility to have all new straps done and repair all the broken frames.

A brief review of the previous property walk was done and the next property walk will be on Monday, March 21, 2022 at 10:30 AM.

Owner’s comments:

-An owner noted the tree behind unit 207 Mary is not dead. It is a banana tree.

-An owner noted the north carport in front of building five has a “loose”section to it.

-An owner noted an outside electrical outlet was not working in the back of the building where unit 221 Mary is located.

These items were noted by the Ameritech manager and will be addressed accordingly.

A motion was made by Mary Stone and seconded by Elaine Hewitt to adjourn the meeting. Motion carried. The meeting was adjourned at 6:57 PM on Tuesday, March 15, 2022. Sent from my iPhone