

## BOD Meeting Minutes April 5, 2023

Call to Order: The East Lake Woodlands Condo7 Board of Directors Meeting was called to order by Al Kaan on Wednesday April 5, 2023@ 6:25pm@ the Ameri-Tech Offices.

Proof of Meeting: Proof of meeting was posted on Friday, March 31, 2023

Board Members in Attendance: Al Kaan Elaine Hewitt Mary Stone Chris Capezio Jay Hurley

Quorum: Yes

Approval of Minutes done on 1/16/23: Motion made by Al Kaan, 2nd by Elaine Hewitt. All board members in favor of approval of 1/16/23 minutes.

Review of updated website: Resident Carole Cappo along with Ameri-Tech's IT person-Matthew reviewed in detail the changes made to the updated website for ELWoodlands 7.

Motion made by Al Kaan to approve the updated website to go live. Chris Capezio and Mary Stone 2nd the motion. All board members are in favor of the updated website to go live.

Discussed:

1. New bench being placed by the flagpole where the old broken bench had been. Budget of less than \$350.00 for a new bench. New bench options will be sent to Board Members from Ameri-Tech manager. A motion was made by Al Kaan to approve a new bench 2nd by Elaine Hewitt. All board members are in favor of a new bench.
2. New fence around the swimming pool. Review of the bids received regarding replacing the entire fence and gates. Board discussed getting a bid(s) on repairing just the fence along the east end of the pool/pump area along with the 2 gates. Ameritech-Tech manager will get bids for the repair and the Board will discuss at that time which direction to go in to repair the gate/fence around the pool.
3. Pool deck repair. Discussed repairing the cracks on the pool deck. There is one bid from Lowe's Painting . The Board would like more bids before a decision is made.
4. Painting of the buildings. Discussion of the three bids received for painting of the building including the steps involved prior to when buildings are painted such as repair of carports, window sills, rotted wood, rusty railings, cracks, etc. Board concludes that Lowe's Painting will be the first choice. Discussion of possibly having Lowe's repair the pool deck when doing the repairs/painting of the buildings since it's the same company. Motion made by Al Kaan to approve the painting of the buildings by Lowe's (including pool house)/carports, all preliminary repairs prior to painting and possibly the pool deck repair at a fee of <\$100,000. Elaine Hewitt 2nd motion. All board members in favor of this motion.
5. Louver Doors versus Standard Doors. Discussion brought up by a resident if a rule can be added to ELW7 regulations/by-laws to allow an owner when replacing the doors to the washer/dryer area on an OPEN lanai that Louver Doors can be an option in addition to the standard traditional doors.

Ameritech-Tech management will check with attorneys to see how that change could be done according to our rules/regulations and bylaws.

6. Fire extinguisher Piper Fire Protection will be doing their annual inspection of the fire extinguishers. 19 of the 24 fire extinguishers are due for additional services. Ameritech-Tech management will follow up and make sure this is done.

7. Trees placed in back of Building #4 Discussed having trees replaced where they had been removed due to them dying. Board elects to have the current landscaping company give us bids on tree replacement.

Next meeting scheduled for 6:30pm on Tuesday May 16, 2023. Location to be determined at a future date.

A motion was made by Elaine Hewitt to adjourn the meeting. 2nd by Jay Hurley.

Meeting adjourned at 8:33pm.