

Call to Order:

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Al Kaan on Wednesday, August 2, 2023 at 6:31 PM at The Little Clubhouse located at 600 Caryl Way, Oldsmar, FL 34677.

Proof of Meeting:

Proof of meeting was posted on Monday, July 31.

Board members in attendance:

Al Kaan

Mary Stone

Jay Hurley

Elaine Hewitt

Chris Capezio

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 meeting's minutes from June 26, 2023. Mary Stone seconded the motion. All Board Member's voted "aye" on approving the previous meeting's minutes.

Treasurer's Report:

Budget Review: Overall, we are doing well financially and staying on budget.

New Business:

1. Painting Update:

A) Board member Chris Capezio is over seeing the painting project and reviewed the current status (8/2/23) of it.

Buildings #4/5/6 are approximately 85% complete

Building # 2 is currently being worked on

Buildings # 1 & #3 will soon follow.

As of now, once the buildings are done being painted, the walkways and front doors will be scheduled next. The carports will be done last.

Notices will be sent out to residents to let them know when their front doors will be painted and when they will need to move their cars.

B. Discussion regarding painting of the outside metal lanai screen frames including the first floor back screen doors. (This is the part of the lanai screen frame and back door that faces outside, NOT on the inside of the lanais).

Our current documents have the resident financially responsible for painting this area.

The majority of these frames/doors throughout the association are faded and worn and need to be painted.

Phil Colettis (Community Association Manager at Ameri-Tech) will be sending out information to all residents in regards to their options and cost of having them painted.

If a resident has any questions they can email Phil:

Pcolettis@ameritechmail.com

C. New building numbers will be ordered. The old ones that were removed in order to properly paint the buildings are warped and not reusable.

## 2. Spectrum Bulk Agreement

The Board of Directors have approved a new contract with Spectrum.

All residents will receive a letter in the near future explaining how this new contract will operate.

## 3. Resident lamp replacement/Emergency Lighting

It was noted some residents have broken front door lights (lamps). It was decided we will reuse the lights(lamps) in the stairwells to replace any broken lights(lamps) in front of a resident's door. This will keep things uniform, and save us from replacing all the resident's lamps. New lamps (17 of them) will be ordered and placed in the stairwells which will keep those areas uniform.

Emergency lighting- emergency lighting in all of the buildings will be checked and repaired as needed.

4. Maintenance schedule:

Review of the maintenance scheduling duties. A weekly checklist of maintenance duties will be created by extracting deliverables from ELW website. Elaine suggested creating a word document.

5. Cleaning of the gutters and palm tree trimming will be done ASAP to help avoid issues with the upcoming hurricane season.

Old Business:

1. J-Bolt -The company doing the carport repair and pool fence. Repairs are currently still being done.

2. The sprinklers, wires, and holes between buildings #4/5 and #4/2 are under repair by the landscaping company.

3. Bench- A bench has been ordered this week and will be placed by the flag pole.

4. Pool:

A. Bids to repair the pool- we are currently getting bids to repair the pool/deck area. This is for budget purposes and it's projected to be done next year.

B. DI Filter Replacement- this needs to be done in order to have the pool run properly. The pool maintenance person will do it for us.

5. Policy on the % of rentals allowed in our condominium association.

Discussion on adopting an amendment to limit the # of rental units. This entails a vote by all residents. More information on this to come in the near future.

6. New trees have been planted throughout the grounds.

7. The steps in building #3 will be addressed by the company doing the painting by leveling off the area.

8. The wet area in the north stairwell of Bldg #5 will be evaluated.

The next meeting is TENTATIVELY scheduled for Wednesday, September 13, 2023 at 6:30pm. This date will be confirmed once we know the Little Clubhouse is available for that evening.

Adjourn Meeting:

A motion was made by Elaine Hewitt to adjourn the meeting. Seconded by Al Kaan.

Meeting adjourned at 8:18pm.