

Meeting Minutes January 16, 2023 – ELW7

1. Call to Order:

The Annual Meeting of the ELW VII Association, Inc. was called to order by Al Kaan on January 16, 2023 at 6:33 PM at the “Little Clubhouse” located on Caryl Way.

2. Appoint Chairperson for this meeting:

Al Kaan appointed chairperson.

Elaine Hewitt-aye

Mary Stone-aye

Chris Capezio-aye

Jay Hurley- aye

3. Proof of Notice:

Proof of notice of the meeting was posted on January 11, 2023.

4. Certifying of Proxies, and Establishing a Quorum Not enough proxies were returned therefore, a quorum was not established.

5. Candidates have read and agree to abide by association documents. Candidates are as follows:

Al Kaan

Chris Capezio

Mary Stone

Elaine Hewitt

Jay Hurley

This year the number of candidates running for the Board does not exceed the number of vacancies that exist on the Board. In accordance with State Statutes, the candidates running for office by Proclamation, will become the HOA’s new Board of Directors.

6. Open Forum:

Residents in attendance voiced their concerns on the following issues:

- grass/shrubs in front of building 6 turning brown.
- shrubbery around some AC units needs to be trimmed back
- small trees in back of building 4 have died.
- leaking downspout during heavy rains on north end of building 2.
- several different sizes of of “ant hills” growing around the buildings.
- some walkways have rust and dirt on them.
- the status of the pipe project behind building 2 & 4.

Residents were informed these items have been noted and will be addressed in a timely manner. The pipe project is being overseen by an engineer.

7. Adjournment:

A motion was made by Elaine Hewitt to adjourn the meeting. Seconded by Mary Stone.

Motion carried. Meeting adjourned at 7:02 pm.

1. Call to Order

Reconvene on January 16, 2023 at 7:03 PM. of the recessed Annual Budget Meeting from Tuesday, November 29, 2022.

All Board Member who were present at the meeting on Tuesday, November 29, 2022 were present at the reconvened Annual Budget Meeting.

Quorum: No quorum- short by 12 proxies.

Reserve analysis, financial reporting requirements, and budget items were discussed.

The meeting was recessed at 8:01 PM due to a lack of a quorum of ownership regarding a vote, waiving the requirement for a Reviewed Financial Statement as required by Florida Statutes.

Call to Order:

The Board of Directors Organizational Meeting of ELW VII Association, Inc. was called to order by Al Kaan at 8:03 PM at "The Little Clubhouse" located on Caryl Way.

Appoint Chairperson:

Al Kaan appointed chairperson.

Elaine Hewitt-aye

Mary Stone-aye

Chris Capezio-aye

Jay Hurley- aye

Appoint Office Positions:

Al Kaan- President

Elaine Hewitt-Treasurer

Mary Stone-Vice President

Chris Capezio-Director

Jay Hurley- Secretary

The next Board of Directors meeting is tentatively scheduled for February 20, 2023 at 7 PM via Zoom.

Adjournment:

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

Meeting adjourned at 8:11 PM.