

Experience the Difference



East Lake Woodlands VII

1. Call To Order:

The East Lake Woodlands Condo VII Board of Directors meeting was called to order by Al Kaan on Monday, June 26, 2023 at 6:31 PM at the Little Clubhouse located at 600 Caryl Way, Oldsmar Florida 34677.

2. Proof of Meeting was posted 48 hours prior to the meeting.

3. Board members in attendance:

Al Kaan
Jay Hurley
Mary Stone
Elaine Hewitt
Chris Capezio

4. Quorum: Yes- All Board Members in attendance

5. Approval of Previous Meeting's Minutes:

A motion was made by Elaine Hewitt to approve the meeting's minutes from May 16th 2023. 2nd by Mary Stone. All Board Member's in favor of approval of May 16, 2023 meeting's minutes.

6. Old Business:

1. Status of painting project including carports, pool area, etc.

A. Managing of the project. -Board Member Chris Capezio has volunteered to oversee the project.

B. Painting of the inside lanai areas- The screened in porch/lanai areas WILL NOT be painted by the contractors. There will be paint available at no charge to any resident who would like to paint the inside of their screened in porch/lanai area. If a resident is interested in painting their lanai/porch area please email Phil Colettis at: pcolettis@ameritechmail.com.

C. Type of lumber for the railings- 3 choices were given. Cedar-\$30/ft, Cypress-\$22/ft, Dallas Fir -\$18/ft. Discussion of advantages and disadvantages of the three choices. Elaine Hewitt made a motion to use the Dallas Fir. Mary Stone seconded the motion. Vote: Al Kaan, Mary Stone, Elaine Hewitt, Jay Hurley-Yes. Chris Capezio- No.

- D. Discussion regarding any adjustments being made on the price of the pool fence repair contract by JBolt since we're not replacing the pool keys. An adjustment will be done according to our Community Assoc. Manager-Phil Colettis.
Discussion also involved having JBolt evaluate all carports for any other repairs needed prior to painting. (Carports in front of Bldg.5 and 6 are already scheduled for repairs)
 - E. Discussion of having the old building numbers repainted, and put back onto the buildings versus having new numbers done. The old building numbers will be repainted and reused.
 - F. Discussion of the condition of the outside lamps throughout the buildings. Cleaning and checking of the lamps first and then determining which ones need to be replaced.
2. Building #3- Discussion regarding the repaired stairwells and if these repairs are within specifications and acceptable or do they need to be further addressed. This matter is being further looked into and will be revisited at the next board meeting.
 3. Building #3-Question by a homeowner that a railing be placed in the center stairwell on the opposite wall after the buildings have been painted.
 4. Repair of the sprinkler system, including the status of the holes exposing the irrigation pipe located between buildings#4/5 and 2/4 and wire(s) running behind building #5.- Phil will follow up on this.
 5. Discussed signs being made for "No Dumping By Contractor" and "No Parking" by dumpster in front of building # 5. No signs at this time will be done.
 6. Bench being placed by the flag pole. Phil will get a bench and have it bolted down.
 7. Review of Laurose Lawns estimate of \$2000 for five trees being placed throughout the grounds. Phil is going to check with them to see when is the best time to plant trees.
 8. Discussed future rehab of the swimming pool involving the marcite along with the pool's umbrella in need of replacement. Phil will get a quote which can be used when doing next years budget. He will also get an umbrella to replace the broken one.
 9. Discuss the current policy/bylaws on the % of renters allowed by our association. Phil will put together information to send out to the residence explaining how this works and the options available to possibly change the current policy.
7. New Business:
- Discussed tree behind Bldg # 1 needs to be checked by an arborist. This will be done after the painting project is complete.

Open up to Residents:

1. A resident(s) informed the board of wasps nest behind buildings #3,4, and 6. Phil will let Bryan know and he can remove them.
 2. A resident had a video showing a downspout gutter pipe leaking rainwater during a storm. This will be addressed during the painting project.
 3. A resident questioned as to when the parking lots would be repaved and lines repainted. This can be revisited after the painting project is complete.
8. Next meeting TENTATIVELY Scheduled for Wednesday, August 2 at 6:30 PM at the Little Clubhouse. This date will be confirmed and an email will be sent out once we know the Little Clubhouse is available for that evening.
9. Adjourn Meeting:
A motion was made by Elaine Hewitt to adjourn the meeting. Seconded by Mary Stone.
Meeting adjourned at 8:08PM.

**BY ORDER OF THE BOARD OF DIRECTORS
PHIL COLETTIS, LCAM**