

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 Mary Stone on Tuesday, May 16, 2023 @ The Little Clubhouse located at 600 Caryl Way, Oldsmar FL 34677.

2. Proof of Meeting:

Proof of meeting was posted on: Saturday, May 13, 2023

3. Board Members in Attendance:

Mary Stone
Elaine Hewitt
Chris Capezio
Jay Hurley-by phone

4. Quorum: Yes

5. Approval of Previous Meeting's Minutes:

A motion was made by Mary Stone to approve the meeting's minutes from Feb. 20, 2023, seconded by Jay Hurley. All Board Member vote in favor of approval of 2/20/2023 Meeting's Minutes.

A motion was made by Mary Stone to approve the meetings minutes from April 5, 2023, seconded by Elaine Hewitt. All Board Member's vote in favor of approval of 4/5/23 Meeting's Minutes.

6. Treasurer's Report: Review of upcoming cost of Painting Contract, Insurance Renewal Contract and JBolt Repair contract.

7. Manager's Report: [View](#)

8. Old Business:

Review of JBolt Construction Inc. estimate bid #369 for pool fence repair/major carport repair. A motion was made by Mary Stone and seconded by Chris Capezio to vote on the JBolt estimate#369 for \$5700.00. All 4 voted in favor of using this estimate.

Discussed Laurose Lawns, Inc. estimate of \$2000 for 5 trees being placed throughout the grounds of ELWCondo7 property. The board has decided to place this on hold until the buildings, carports and swimming pool area have been repaired/painted and the best time of the year for planting the recommended trees has been determined.

Discussed a resolution regarding the type of replacement doors for the lanai laundry area. The different type of doors discussed were the pre-existing solid core doors(original) along with louvered doors and bifold louvered doors.

A motion was made by Jay Hurley , seconded by Elaine Hewitt to vote on a resolution to establish that replacement doors for the lanai laundry room area can be solid core, louvered or bifold louvered. All 4 voted in favor of this new resolution.

10. New Business:

Discussion of the swimming pool itself needing future rehab involving the marcite. Also brought up was the condition the pool's "accessories" are in such as the cover/furniture/umbrellas and which of these items may need to be replaced sooner than later. Due to the finances being used with the painting/repair project, the swimming pool and its condition will be revisited on subsequent board meetings.

11. Open up to Resident's :

Bldg # 3 Middle Stairwell "uneven" cement steps- Board member Chris Capezio will follow up.

Bldg #3- crushed gutter on ground is clogging up when it rains. This will be addressed with the landscapers.

Residents were reminded to contact Ameri-Tech (Lorenzo Berry our association manager at 727-726-8000 extension 234) on the phone or via the website www.elwcondo7.com (not Brian the maintenance man) if there is an issue regarding the buildings, property, swimming pool, etc.

The next board of directors meeting is tentatively scheduled for Tuesday, June 27, 2023 at 6:30 PM at the little Clubhouse on Caryl Way.

12. Adjourn Meeting: A motion was made by Elaine Hewitt, and seconded by Mary Stone to adjourn the meeting. Meeting was adjourned at 7:23 PM.

**BY ORDER OF THE BOARD OF DIRECTORS
LORENZO BERRY, LCAM**

*Ameri-Tech Realty, Inc. * Ameri-Tech Community Management, Inc.*
CORPORATE HEADQUARTERS
24701 US Highway 19 North, Suite 102, Clearwater, FL 33763
(727) 726-8000 (727) 723-1101 Fax
Toll Free 1-877-726-0000
www.ameri-tech.com