

Call to Order:

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Jay Hurley on Wednesday September 13, 2023 @6:34 pm. Location: The Little Clubhouse located at 600 Caryl Way, Oldsmar FL 34677.

Proof of Meeting: Proof of meeting was posted on: 9/11/23 @ 9:00am.

Board Members in Attendance:

1. Chris Capezio
2. Jay Hurley
3. Elaine Hewitt
4. Al Kaan- by phone

4: A Quorum was present

5. Approval of Previous Meeting's Minutes: A motion was made by Jay Hurley to approve the meeting's minutes from Wednesday August 2, 2023, 2nd by Elaine Hewitt. All Board Members present are in favor of approving 8/2/23's Minutes.

6. Treasurer's Report:

Review of painting project finances.

Review of completed drainage project finances.

Doing well financially and on budget with spending.

Review of late accounts.

7. New Business:

-Parking lot compliance:

Discussed a vehicle with expired tags. The vehicle will have a sticker notice put on it and eventually towed if not in compliance.

8. Old Business:

-Painting Project:

–Wood Railing Issues-Pine sap is coming through the wood railings. The contractor recommends wait a few months, resand, repaint. This will be done at no charge.

–Carport Issues: Bldg #5- peeling issues, Bldg #4- hole/crunched metal.

These are still being addressed and the contractor is aware of the issues.

– Parking space near Bldg #5 dumpster on west side of the pool. Garbage trucks cannot empty bin if a car is parked in this spot.

The board decided to have white lines painted in this parking spot to resolve the issue.

–Benches have arrived and have been placed at the flagpole. (2 of them)

–Maintenance Compliance Checklist. Review of the Maintenance Tasks/Responsibilities of the Maintenance Person.

–New Building Numbers New building numbers will be ordered. They are metal and will be similar in size, shape and color to the previous building numbers. The old building numbers were faded and worn out.

–Building Lamp replacements Discussion of removing the existing lamps in the stairwells (34 of them) and using the ones in good shape to replace any of the resident's broken lamps. New stairwell lamps will be ordered. An electrician will be used for this job.

–Painting of the outside lanai screen frames is being done and should be completed over the next few days.

–Status of building #5's wet corner near top of right stairwell between units #120/#118. The Roofer sent out did not see any leak, but requests they be contacted to come out when it's raining and the leak can be observed.

–The steps in building #3.

The contractors working on the painting project will be utilized to “level off” the steps involved with building #3.

–Status with pool fence.

J-Bolt is fixing the posts/gates which are in dire need of repair. There are other parts of the fence which will need future repairs, but It was determined once the swimming pool’s issues are addressed next year a new fence will be done.

–Spectrum and the new bulk agreement. Residents will be receiving a letter in the mail explaining the new bulk agreement.

–Status on the sprinklers/wires/holes Laurose has addressed and fixed all these issues.

–Pool bids More pool repair bids will be gathered next year.

–Trimming of the palm trees, cleaning of the gutters, and replacing the DI filter for the pool have all been completed.

–Discuss the next step/process on adopting an amendment to limit the # of rental units. Brief discussion on the need for a quorum of homeowners in order to adopt an amendment regarding this issue. This will be discussed in more detail at the next BOD Meeting along with reviewing the information provided by Ameri-Tech’s Manager.

–Review of the Board of Director’s and Compliance Committee’s relationship and how they communicate/operate in regard to residents following the bylaws. Discussed having only 1 letter go to the resident with a 30-day correction period to fix/repair/replace the issue involved. This will be finalized at the next BOD meeting.

–Rain gutter downspout on the side of building #6 Is broken in pieces.

Maintenance will be informed so they can fix it.

–Resident suggested a light be placed on the flagpole.

Next meeting is scheduled for October 18, 2023, at Ameri-Tech at 6:30pm.

This is a Budget Workshop NOT a Board of Directors Meeting.

Residents are welcome to attend, but there will be no discussion of issues at this workshop. The next BOD Meeting will be scheduled after the Budget Workshop Meeting.

Adjourn Meeting:

A motion was made by Jay Hurley to adjourn the meeting. 2nd by Elaine Hewitt. Meeting adjourned at 8:06pm.