

ELWCondo7 BOD Meeting Minutes from 9/18/2024

Call To Order: The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Al Kaan on Wednesday September 18, 2024 @ 6:35PM @ The "Little Clubhouse" at 600 Caryl Way, Oldsmar Fl

Proof of Meeting:

Proof of meeting was posted on: 9/16/24

Board Members in Attendance:

Al Kaan

Jay Hurley

Mary Stone

Elaine Hewitt

Chris Capezio

Quorum: Yes

Approval of Previous Meeting's Minutes:

A motion was made by Mary Stone to approve the meeting's minutes from 5/21/24.

2nd by Al Kaan. All Board Member voted in favor of approval of 5/21/24 Meeting's Minutes.

Manager's Report:

-New recycling containers have been delivered. Recommended residents log onto ELWCondo7 website to review items which can be recycled.

-A Termite Co. will be contacted as a preventative measure to check for termites throughout the 6 buildings.

Treasurer's Report:

-Review of operating expenses.

-Review of Collection /Compliance

-Review of Carport Reserves and

Interest Reserves

-Discussed switching of banks for monthly maintenance fees along with residents should check their bank statements to make sure their monthly association fee is being deducted.

Old Business:

-Review /update walk around findings and unresolved issues:

-Residents with green mold on their windows will be notified to clean them.

-Holes dug up by "critters" will be filled in.

-Sparse grass patches will be addressed.

-Gutters on back of Bldg.#2 will be cleaned of pine needles.

-2 benches by the flagpole will be painted.

-BLDG #3- The palm tree in the center of the building has Ivy wrapped around it and needs to be removed

-BLDG#2- Dead tree in the front needs to be removed.

-BLDG#3- Center stairwell is still leaking when it rains. Needs to be repaired.

-BLDG #2-Center stairwell has overflow when heavy rains. Gutters will be cleaned.

-Dryer Vents- an annual email blast will be sent out to all residents to remind them to have their dryer vents cleaned out on a regular basis.

-Controlled Access Update: According to Monica at East Lake Woodlands (mdambrosio@mgmt-assoc.com) there are no updates on the distribution of the RFID's. Residents can check for themselves at: eastlakewoodlands.com.

-Adopting an amendment for limited rentals. A future workshop needs to be scheduled.

-Future swimming pool rehab will be discussed during the budget workshop later this year. We will start getting quotes on the pool.

-Spore issues: Discussion regarding options with further tests/evaluations to address a high spore count in a resident's unit.

-Review of updated Terms of Reference for the Social Committee. A motion was made by Jay Hurley to accept the newly updated Social Committee Documents and have them replace the old one on the website. 2nd by Chris Capezio, all Board Members voted in favor.

-The Beautification Committee Terms of Reference will be updated next.

-Discussed legislative update for condo associations.

-Reviewed certification requirements for the Board of Directors. All current Board of Directors have been certified.

New Business

Carport Repair-230 Mary in front of BLDG #3.

210 Mary outside light needs to be repaired.

Reviewed estimate from JBolt for the two above items and they were approved.

105 Woodlands-repair of wall where washer and dryer door hangs. A termite consult will be done first prior to having this area repaired.

Review of two estimates from janitorial services to replace Brian the handyman who recently retired.

Review of resident's architectural application.

Next meeting is scheduled for Wednesday, November 6, 2024 at Ameri-Tech at 6:30pm. This meeting will be two fold. It will be a Budget Workshop meeting and also a Board of Directors meeting.

Adjourn Meeting:

A motion was made by Elaine Hewitt to adjourn the meeting. 2nd by Mary Stone. Meeting adjourned at 8:10PM.