

I. Reconvene the Recessed Annual Budget Meeting from November 29, 2023:

1. Call to Order:

Call to Order by Al Kaan. Reconvene on Tuesday January 30, 2024 at 6:34pm of the Recessed Annual Budget Meeting from Wednesday November 29, 2023.

2. Board Members Present:

All Board Members present at the previous meeting are present at this meeting: Al Kaan, Chris Capezio, Elaine Hewitt, Mary Stone, Jay Hurley

3. Quorum:

Yes- To waive the requirement for a Reviewed Financial Statement for 2023.

49-Proxies

4. Adjournment:

A motion was made by Al Kaan to adjourn the meeting. 2nd by Elaine Hewitt. Motion carried. Meeting adjourned at 6:35pm.

II. Annual Meeting and Election of Directors

1. Call to Order:

The Annual Meeting of the ELW VII Association, INC. was called to order by Al Kaan on Tuesday January 30, 2024 at 6:36pm at the "Little Clubhouse" located at 600 Caryl Way, Oldsmar Florida.

2. Appoint a Chairperson for this meeting:

Al Kaan appointed chairperson.

Vote: Elaine Hewitt-Yes

Mary Stone-Yes

Jay Hurley- Yes

Chris Capezio-Yes

Al Kaan-Yes

3. Proof of Notice of the Meeting:

Posted on January 16, 2024.

4. Certifying of Proxies and establishing a Quorum:

19 Residents present or by proxie.

Quorum- No.

5. Read or Waive Minutes-

This will be done at the next BOD Meeting

6. Election of Directors:

This year the number of candidates running for the Board doesn't exceed the number of vacancies that exist on the Board. In accordance with Florida State Statutes, the candidates running for office by proclamation, will become the HOA's new Board of Directors.

7. Candidates have read and agree to abide by Association Documents.

Candidates are as follows: Al Kaan, Chris Capezio, Mary Stone, Elaine Hewitt, Jay Hurley

8. Reports of Officers and Committees:

1. Secretary-Looking for volunteers for committees for 2024.

2. Chris Capezio-Paint Project-Things still need to be addressed and final payment has not been made yet. Meeting with Lowes in near future to review and finish.

3. Elaine Hewitt-Financial-Overall we're in good shape financially. A motion was made by Al Kaan to vote on making any adjustments to a resident's fines/interest for late payment. 2nd by Elaine Hewitt. Vote: Al Kaan, Mary Stone, Chris Capezio, Elaine Hewitt- No Adjustment. Jay Hurley- Yes Adjustment.

9. Unfinished Business/New Business

Building #1:

1. On the north/east end of the bldg. the paint doesn't match.

On the back side of the bldg at the north end there is cracking at the "ceiling/floor" btw. 1st and 2nd floor.

The walkway in front of unit #103 Mary has odd markings and needs to be painted.

Building #2:

Bury the irrigation line on North end of the bldg.

212 Mary - Brian repair front door panel.

Building #3:

Paint electrical boxes on back of the bldg. (towards west end)

Building #4:

Remove the small grapefruit?tree in the back to prevent fruit rats.

102 Camille Ct. -Screen repair (first noted on 10/17/23 noted again on 11/28/23 walk around and again on this walk around 1/23/24)

Building #5:

117 Camille Ct. - Remove piled up stone blocks In back of building by lanai.

Downspout in hallway on north end-not repaired to function properly by Phil's examination.

Building #6:

105 Woodlands Ct.- Broken bedroom window in back of Bldg.(it's currently taped up)

Need a new bulletin board in outside mailbox.

Pool Area:

Pool Deck- Fill in cracks/paint.

Brian- address fire ants around pool.

Grass area on east end of the pool near Condo VII sign.

New hose for car wash

Other Areas:

Address owner of exterminator company-Sols- regarding if person coming to do our buildings is performing the duties to what we are contracted to have done.

Spectrum Bulk Agreement- status-

-The Agreement is now in effect. Any questions- Contact Spectrum

@ 1-855-326-5115.

Adopting an amendment to limit the # of rental units

Future swimming pool rehab.

Missing address numbers on the carports.

Confirm bldg lamps all replaced—start painting the ones that are in need.

Address Chris's email from 12/8/23 regarding the AC shutoff switches.

End of Unfinished Business/New business

10. Seating of New Board- New Board was seated.

Al Kaan

Chris Capezio

Mary Stone

Jay Hurley

Elaine Hewitt

11. Adjournment:

A motion was made by Mary Stone to adjourn the meeting. 2nd by Elaine Hewitt. Motion carried.
Meeting adjourned at 7:15pm.

III. The Organizational Meeting

1. Call to Order:

The Board of Directors Organizational Meeting of ELW VII Association, INC was called to order by Al Kaan at 7:22pm on Tuesday January 30, 2024 at the "Little Clubhouse" located at 600 Caryl Way Oldsmar Florida.

2. Appoint a Chairperson:

Al Kaan appointed chairperson .

Vote on Chairperson:

Elaine Hewitt- Yes

Chris Capezio- Yes

Jay Hurley- Yes

Mary Stone- Yes

Al Kaan- Yes

3. Appoint Officer Positions:

President- Al Kaan

Vice President- Mary Stone

Secretary- Jay Hurley

Treasurer- Elaine Hewitt

Director- Chris Capezio

4. A motion was made by Al Kaan to adjourn the meeting. 2nd by Jay Hurley. Motion carried.
Meeting adjourned at 7:28pm.