

1. Call to Order

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Jay Hurley on Wednesday, April 10, 2024 at 6:34 PM At the “Little Clubhouse” 600 Caryl Way, Oldsmar Fl.

2. Proof of Meeting

Proof of meeting was posted on Monday, April 8, 2024

3. Board members in Attendance:

Elaine Hewitt

Chris Capezio

Jay Hurley

Mary Stone

Board Members absent: Al Kaan

4. Quorum- Yes

5. Approval of Previous Meeting's Minutes

A Motion was made by Mary Stone to approve the meetings minutes from March 6, 2024 2nd by Elaine Hewitt . All present Board Members in favor of approval of March 6, 2024 Meeting's Minutes.

6. Manager's Report:

Collections:

Review of 3 delinquent accounts.

Compliance:

Review of walk around on 3/25.-see Old Business/New Business

7. Treasure's Report:

-Our collections are on schedule.

-Review of our Insurance Policies and the dates of coverage will be reviewed.

-Review of painting project invoices will be done

8. Old Business:

A. Mold issues-2 of the Residents have resolved their mold issues. 1 resident is still working on remediating the issue.

The Condo Association was able to:

Cap the sprinkler systems from hitting the building

Clean the vegetation from around the AC units

Repair the crushed roof, drain pipes, and place them away from the building.

Have the gutters, downspouts and drains cleaned.

The AC condensation lines need to be placed away from the buildings. Owners will be notified if their lines are draining too close to the building.

B. Lowes Painting Project- 4 items still need to be addressed

-remove cement leftovers from broken up windowsills back of Bldg. #1

-replace the missing carport address numbers

-check the "bubbling" on the wood railings on all of the Bldgs.

-check rusting stairwell bldg. #5.

C. Review of walk around findings.

D. Future swimming pool rehab -discuss when doing budget in Nov.2024

E. Adopting an amendment for limiting rentals- a future workshop will be scheduled.

F. Discussed simplifying the Committee Terms of Reference. Discussion of the Compliance Committee and Social Committee and the need for volunteers to be on these committees. Discussion of a future social gathering/party for residents.

G. Review of the new Controlled access (Envera)

More info at : eastlakewoodlands.com.

H. Residents who have broken front porch lamps will have them replaced in the near future.

9. New Business:

A. Carport support post broken in front of Bldg #5.- The post has been repaired along with another one in front of Bldg#2. All of the carport support posts will be evaluated. Any posts in need of repair will be done in the near future.

A motion was made by Elaine Hewitt to have G&E welding fix the broken/rusted carport posts as approved by the Board at \$825 per post up to six posts. 2nd by Mary Stone. All Board Member's present voted yes. Motion passed.

B. Several recycling bins are broken. A call will be made to the recycling company to replace the old broken bins.

C. Discussed the lanais which are not enclosed should be painted the same color of the outside of the building, which is beige as per the bylaws.

D. Discussed the sidewalk located on the north end of Bldg. #1 needs to have repairs done. Discussed if ELWCondo7 is responsible for the repairs. Research will be done as to who is responsible for the repairs. If ELWCondo7 is responsible for repairs it will be done as soon as possible.

10. Next meeting scheduled for : May 21 at 6:30 PM at the Little Clubhouse.

11. Adjourn Meeting:

A motion was made by Elaine Hewitt to adjourn the meeting. 2nd by Mary Stone

Meeting adjourned at 8:07 PM.