

Call to Order:

The Eastlake Woodlands Board of Directors Meeting was called to order by: Mary Stone

On Tuesday May 21st, 2024 @ 6:33pm. @ the "Little Clubhouse" at 600 Caryl Way, Oldsmar, FL.

Proof of Meeting

Posted on:05/17/24

Board members in attendance:

Mary Stone

Elaine Hewitt

Jay Hurley

Al Kaan- via phone

Quorum:

Yes

Approval of 4/10/24's meeting's minutes:

A motion was made by: Jay Hurley

2nd by: Elaine Hewitt

Vote to approve:

All 4 members voted yes to approve 4/10/24 Meeting Minutes

Treasurer's Report:

Discussed: Insurance policy renewals, delinquent accounts, we now pay taxes on excess funds.

Overall we are in good financial shape.

Manager's report:

Signing of FPAT form

Old Business/New Business

Vote to have G&E welding fix additional 4 posts

Motion made by: Jay Hurley

2nd by: Al Kaan

Vote: 4- All members vote yes.

Mold Issues: Discussed mold issues with 4 different units. The 4 units are in different stages of treatment and remediation.

Repairs/Issues: Discussed different units with a variety of violations. Letters have been sent. One of the units will be turned over to the attorney.

Evaluation of the “end location“ of each unit’s AC Condensation line was done on the last walk around. Approx a dozen units need to have their condensation line addressed in regards to its final drainage location. The owners will be notified if their line is not properly placed.

The association will have the landscapers clean behind all AC units. The pine needles are covering some of the AC drain pipes.

Recycling bins- Repeated calls have been made to the recycling company to have the broken cans repaired. AmeriTech will continue to contact them.

An email blast was sent out regarding the dryer vent covers and the importance of them to prevent critters from getting into them. Discussed the recommendation of each owner having their dryer vent/duct cleaned out to prevent a fire hazard.

Future swimming pool rehab to be discussed during budget workshop in November 2024

Controlled access information update- East Lake Woodlands held a meeting today. More information to follow once they update their website. You can always check their website at: [eastlakewoodlands.com](http://eastlakewoodlands.com)

Discussed emails sent to the Board /AmeriTech over the past month. These will be answered by our manager at AmeriTech.

Adopting an amendment for limited rentals a future workshop needs to be scheduled- this will be done starting in January 2025.

Discussed the Committee information/requirements which are posted on the website. There are currently five committees. A resident had pointed out at our last meeting the committee information that is online can be daunting. This may be a reason as to why we have no volunteers interested in being on these committees. The resident volunteered to condense/revise these “Terms of Reference” for the different volunteer committees . Board members received a revised copy of the Social Committee to review. The board members all agreed the revised copy is more appealing than what is online right now. Discussed the other existing committees. The

communication committee was discussed, and agreed upon that it is no longer a “relevant” committee due to today’s social media. A motion was made by Jay Hurley , 2nd by Elaine Hewitt to eliminate the Communication Committee . All present Board members(4) voted- Yes. The remaining Committee Terms of Reference will be condensed/revised in the future and put on the website.

Resident questions/discussion: building #3 center stairwell still leaking when it rains.

Next meeting scheduled for: September 2024 —> the date to be determined once the Little Clubhouse is confirmed.

Adjourn meeting. Motion made by: Jay Hurley

2nd by: Mary Stone

Meeting adjourned at 7:33pm.