

ELWCondo7 Meeting Minutes 3/6/24

Call To Order:

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Mary Stone on March 6, 2024 at 6:30pm at The Little Clubhouse located at 600 Caryl Way , Oldsmar FL.

Proof of Meeting:

Proof of Meeting was posted on 3/4/24

Board Members in Attendance:

Chris Capezio

Mary Stone

Elaine Hewitt

Jay Hurley

Al Kaan- via telephone

Quorum- Yes

Approval of Previous Meeting's Minutes:

September 2023- Board of Directors meeting

October 2023- Budget Workshop Meeting

November 2023-Recessed Budget Meeting

January 2024-Reconvened Annual Budget Meeting

January 2024- Organizational Meeting

January 2024- Annual Meeting and Election of Directors

A motion was made by Elaine Hewitt to approve the above Meeting's Minutes.

2nd by Mary Stone. All Board Members in favor of approval of the above Meeting's Minutes.

Manager's Report:

Discussed:

1. Overdue accounts with attorney.
2. New umbrella and repair some pool straps for lounge chairs at pool.
3. Walk around findings will follow below.

New Business:

1. Discussed the Committee Information currently on the website and the lack of resident volunteers to serve on these committees. A review of the practicality and operations of each committee will be done.

2. Controlled Access Enhancements- Discussed the upcoming changes being done. Our website has more information:

ELWCondo7.com—>General Information—>ELWCA Controlled Access

3. Approval of Architectural Design Application by President- Al Kaan for a resident needing a new lanai screen

4. Water/mold Issue:

3 residents brought it to the Board's attention they are having issues with mold/dampness inside their units. Mainly in the back closet and laundry areas.

Residents informed the Board what they have done so far to remediate this condition.

Further Discussion of :

- What may be causing the issue
- Possibly other units in ELWCondo7 could be having mold issues without owners being aware
- Remediation options discussed:
 - Gutters will be cleaned
 - Drain pipes with holes will be replaced
 - Condensation lines from each AC unit will be evaluated for proper location for drainage
 - Cleaning around each AC unit (trimming of vegetation etc.)

- Checking the sprinkler system for proper placement of water spray

- Residents can expect more information/communication on this issue in the near future.

Old Business:

- Discussed status of the walk around results.

- Future Pool Rehab- monitor the condition of the marcite

- Schedule a future workshop to discuss adoption an amendment to limit the number of rental units.

Treasurer's Report:

Financially we are in good shape and moving along fine.

Next meeting is TENTATIVELY scheduled for Wednesday April 10, 2024 at 6;30pm at the Little Clubhouse—> this date will be confirmed with an email blast and on the website.

Adjourn Meeting:

A motion was made by Elaine Hewitt to adjourn the meeting. 2nd by Mary Stone. Meeting adjourned at 8:14pm.