

Board of Directors Meeting May 20, 2025

1. Call To Order:

The East Lake Woodlands Condo VII was called to order by Ellyse Vosselmann on Tuesday May 20, 2025 at The Little Clubhouse located at 600 Caryl Way, Oldsmar Florida at 6:30pm.

2. Proof of Meeting:

Proof of meeting was posted on : Sunday May 18, 2025.

3. Board Members in Attendance: Chris Capezio, Jay Hurley, Mary Stone, Elaine Hewitt and Al Kaan by phone.

All board Members are in attendance.
Quorum: Yes

5. Approval of Previous Meeting's Minutes:

A motion was made by Mary Stone to approve the meeting's minutes from April 1, 2025. 2nd by Elaine Hewitt. All Board Member voted in favor of approval of April 1, 2025 Meeting's Minutes.

6. Treasurer's Report:

-Still on Budget, Accounts receivable and overall finances are in good shape.

7. Manager's Report

-Piper Fire's contract covering Bldg.#5 will not be renewed next year. Cox Fire will take it over since they currently cover Bldg's # 1,2,3,4,6.

8. Old Business:

- Water Shut off Valves-A plumbing company will be contacted to evaluate and obtain pricing on having the defective ones repaired.
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- Roof Repairs - Discussed a roof maintenance program/contract from Watertight Roofing. A motion was made by Elaine Hewitt to accept the yearly maintenance contract for the flat roofs. Seconded by Al Kaan. All Board of Directors voted :Yes.
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- Lawn Care - Chris has been monitoring the new landscape company : David Swingle Lawn Care. They are doing a good job. There were issues with the sprinklers, but that has been resolved.
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- Termite issues: Haskell will be contacted to come out in September 2025 to do the annual inspection.
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- Paving/Sealing - Discussed 2 quotes obtained to patch and reseal the asphalt to help extend the life of our roads/carports. A motion was made by Chris Capezio to use Integrity Pavement Services. Seconded by Mary Stone. All Board of Directors voted : Yes. This project will tentatively be scheduled in November 2025.
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- Swimming pool -Discussed the projected scheduled closure time of the swimming pool along with not having the pool deck done during the pool rehab. A motion was made by Elaine Hewitt to do the pool rehab, not do the deck and to reschedule the pool rehab time for later in the summer possibly late July. Seconded by Al Kaan. All board members voted :Yes. Landmark Pools will be contacted and a new contract will be done for only the pool rehab and a later start date.
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- A discussion to adopt a new amendment to limit the number of rental units will be done later in the year.
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9. New Business:

- Replacement trees lost during the storms- 5 trees were obtained and will be planted throughout the grounds.
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- Gutter Cleaning- Discussed Building #6 needing to have the gutters cleaned and the direction of the water flow off of the building during heavy rainstorms. Buildings #2/3/6 will have the gutters cleaned every 3 months and Buildings #1/4/5 will be done every 6 months.
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10. Open Forum:-No questions from the residents.

11. Next Meeting Scheduled: To be determined at a later date.

12. Adjourn Meeting- A motion was made by Elaine Hewitt to adjourn the meeting. Seconded by Mary Stone. Meeting adjourned at 7:24pm.

