

BOARD OF DIRECTOR'S MEETING MINUTES February 18, 2025

1. Call To Order:

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Jay Hurley on Tuesday February 18, 2025 @ 6:30PM @ The Little Clubhouse located at 600 Caryl Way, Oldsmar, FL

2. Proof of Meeting:

Proof of meeting was posted on : Sunday February 16, 2025.

3. Board Members in Attendance: Chris Capezio, Jay Hurley, Mary Stone, Elaine Hewitt

Al Kaan(by phone)

Quorum: Yes

5. Approval of Previous Meeting's Minutes:

A motion was made by Jay Hurley to approve the Organizational Meeting's minutes from 1/13/25 seconded by Mary Stone. All Board Members voted Yes.

A motion was made by Jay Hurley to approve the Board of Directors Meeting minutes from 1/13/25 seconded by Elaine Hewitt. All members voted Yes.

A motion was made by Jay Hurley to approve the minutes from the gathering at the pool on 2/1/25. Seconded by Elaine Hewitt. All board members voted Yes.

6. Treasurer's Report:

Review of overdue accounts.

Overall we are in good shape financially.

7. Manager's Report:

Review of overdue accounts.

Review of compliance community walk

Review of items to be covered in the "Old business/New Business"

8. Old Business/New Business:

-Roof Repairs:

Discussion of the bids received for roof repairs.

Mary Stone made a motion to accept Watertight Roofing bid to repair the flat roofs on all 6 buildings for \$1300 per building total: (\$7800). Seconded by Al Kaan. All board members voted Yes.

-Termites:

Discussion of current contract with Haskell Termite & Pest Control and the recently approved contract with Pestguard.

A motion was made by Jay Hurley to keep Haskell Termite & Pest Control and cancel the recently approved contract with Pestguard. Seconded by Mary Stone. All board members voted Yes.

-Lanai Screens:

Discussion of the required color of the lanai screen (Charcoal) to be used when being replaced.

A motion was made by Elaine Hewitt to have "Charcoal" listed in the appropriate documents as the required color of the lanai screen when being replaced. Seconded by Mary Stone. All board members voted Yes.

-Swimming pool:

Discussion of the bids received for repair of the swimming pool and the pool deck.

A motion was made by Jay Hurley to repair only the swimming pool with either Landmark Pools or The Pool Works based on Elaine Hewitt's final financial analysis up to \$63,000. Seconded by Al Kaan. All board members voted Yes.

-Discussion of miscellaneous items:

Gutter repair cleaning done by Affordable.

Adopting an amendment to limit the number of rental units- future workshop to be scheduled.

Putting the new Board Certificates on the website

Moss accumulating on some of the windows of Bldg #2.

Trimming of the palm trees

Bldg 6's Stairwells need repaired.

Ordering a new bench to be placed between Bldg 5/6

Having a professional inspect our road and carport pavement and provide a maintenance plan.

Having a hurricane plan within our documents

9. Next Meeting scheduled for: Tuesday April 1, 2025.

10. Adjourn Meeting:

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

Meeting adjourned at 7:46PM