

Call to Order:

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Al Kaan on Monday January 13, 2025 at 6:39pm at The Little Clubhouse located at 600 Caryl Way , Oldsmar, FL.

Proof of Meeting:

Proof of meeting was posted on Saturday January 11, 2025.

Board Members in Attendance:

Al Kaan

Chris Capezio

Jay Hurley

Elaine Hewitt

Mary Stone

All Board members are present.

Approval of Previous Meeting's Minutes:

A motion was made by Elaine Hewitt to approve the meeting's minutes from November 6, 2024. Seconded by Mary Stone. All Board Members voted YES on approval of 11/6/24's meeting minutes.

Treasurer's Report:

Financially we are in good shape. Review of the past year's delinquencies and reserves.

Manager's Report:

Review of Collections

Review of completed work

Review of bids/proposals—> which will be discussed in old business/new business.

Old Business:

1. New Pool Cover - has arrived and will be installed this week.

"Cover Free" Liquid Solar Cover is also being used during the colder winter months.

2. Termite issues:

Discussed repair work being done on Building 6 by Jenkins Restorations regarding termite damage.

Discussed 3 bids on termite treatment and annual inspection for all 6 buildings.

-Pestguard Commercial Services

-Haskell Termite and Pest Control

-Hughes Exterminators

A motion was made by Chris Capezio to utilize Pestguard Commercial Services . Seconded by Mary Stone.

Vote: Al Kaan-Yes

Chris Capezio- Yes

Jay Hurley- Yes

Elaine Hewitt-Yes

Mary Stone- Yes

Motion passed.

3. Roof Repairs

Discussed repairs being done by Watertight Roofing Services on homeowner's unit from Hurricane damage.

Discussed bids from roofing companies to do inspections and provide a maintenance contract for the flat roofs on all 6 buildings.

-Mighty Dog Roofing Company

-Watertight Roofing Services

A motion was made by Jay Hurley to use Watertight Roofing Services to provide an inspection/small repairs and a maintenance package for the flat roofs for all 6 buildings.

Seconded by Mary Stone.

An amended motion was made by Al Kaan to add any other shingle repairs to the buildings up to \$500. Seconded by Mary Stone.

Vote:

Al Kaan-Yes

Chris Capezio- Yes

Jay Hurley- Yes

Elaine Hewitt- Yes

Mary Stone -Yes

Motion passed.

4. Swimming Pool

Discussed the 2 bids for pool repair of the marcite and other areas.

-The Pool Works

-Landmark Pools

It was determined more information is needed regarding the extent of the repairs. Therefore, a meeting at the pool will be done with one of the companies experts to answer questions regarding the details of the bids.

5. Gutter Repair/Cleaning

Discussed work being done by Affordable on Bldg #2 and #3.

Chris repaired gutter/downspout in center stairwell of Bldg #4.

New Business:

1. Repairs and painting done to Bldg. #2 are complete.

2. Discussed future work done without the Board's approval as an operating expense up to \$1000 as approved by the property manager.

A motion was made by Elaine Hewitt to allow the current property manager to approve work done for ELWCondo7 up to \$1000 as an operating expense without getting the Board's approval. Seconded by Mary Stone.

Vote:

Al Kaan- Yes

Chris Capezio- Yes

Jay Hurley- Yes

Elaine Hewitt -Yes

Mary Stone -Yes

Motion Passed

3. Discussed checking on the chemical placed in the well water sprinkler system to prevent staining.

4. Pavement/Sidewalk/Carport Maintenance Plan

Discussed having a Professional come in and inspect our road/carport/sidewalk pavement and provide a maintenance plan.

Next Meeting Scheduled:

To be Determined.

The BOD is TENTATIVELY planning on meeting at the swimming pool on January 25, 2025 to review the bids and discuss the repair recommendations with an expert.

Adjourn Meeting:

A motion was made by Elaine Hewitt to adjourn the meeting. Seconded by Jay Hurley.

Meeting adjourned at 7:51pm