

## Call To Order:

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Jay Hurley on Tuesday September 9, 2025 at the Ameri-Tech offices located at 24701 US Highway 19 N. Clearwater, FL 33763 at 7:49PM.

## Proof of Meeting:

Proof of meeting was posted on : Sunday September 7, 2025.

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

Quorum: Yes

## Approval of Previous Meeting Minutes:

A motion was made by Jay Hurley to approve the Meeting Minutes from May 20, 2025. 2nd by Elaine Hewitt. All Board Members vote : Yes.

## Treasurer's Report:

There are no issues at this time.

Noted the 2026 Budget Workshop is taking place.

## Manager's Report:

Issues will be noted in the Old Business Section

## Old Business:

Swimming Pool- The project is in the final stages. The pool is required to be inspected by the Health Department before it can open. Estimate the pool to open towards the end of the month (September).

Fire Alarm Systems-Review of Cox Fire Protection covers Buildings #1,2,3,4,6. Piper Fire Protection covers Building #5.

Once the Piper contract expires next year Building #5 will be covered by Cox Fire Protection.

Paving/Sealing -This will be done towards the end of the year when there is less chance of rain.

This will include Woodlands Ct., Camille Ct., Mary Dr., and all the parking spots/carports.

Gutter Cleaning-The gutters are currently scheduled to be cleaned:

Building 2,3,6 every 3 months.

Building 1,4,5 every 6 months.

This will be monitored throughout the year and the frequency will be changed if indicated.

Lawn Pesticide/Fertilizer Treatment- This was discussed and will be incorporated into the 2026 budget to continue to have the recommended treatment done.

Termite Contract-Discussed when Haskell will come out to do the annual inspection. Discussed the bait traps and if the board wants to move forward with a recommended termite preventative treatment. This was included in the 2026 Budget.

Water Shut Off Valves- Waiting on estimates from plumbing companies.

Roof Maintenance- Watertight Roofing will come out in November to do an annual inspection.

Adopting a New Amendment on restricting the # of rental units--this will be discussed in the future.

Continuing Education-Reviewed that all Board Members must take the required yearly 1 hour course to be eligible to be on the Board. This is in addition to the required 4 hour certification course.

New Business:

Discussed the possibility of adding additional BOD seats for next year. To be continued.

Discussed the protocol when a vehicle is to be towed from an owners carport. More information from the attorney is indicated. To be continued.

Next Meeting scheduled for : To be determined.

Adjourn Meeting:

A motion was made by Mary Stone to adjourn the meeting. 2nd by Elaine Hewitt. Meeting adjourned at 8:07pm.