

## Board of Directors Meeting

### Call to Order:

The East Lake Woodlands condo VII Board of Directors Meeting was called to order by Elaine Hewitt on Tuesday January 6, 2026 at the Little Clubhouse located at 600 Caryl Way, Oldsmar FL at 6:44PM.

### Proof of Meeting:

Proof of Meeting was posted on Saturday January 3, 2026.

### Board Members in Attendance :

Chris Capezio

Jay Hurley

Elaine Hewitt

Mary Stone

Al Kaan- Not present

### Quorum: Yes

### Approval of previous Meeting Minutes:

A motion was made by Elaine Hewitt to approve the Board of Directors Meeting Minutes from Tuesday December 9, 2025. Seconded by Mary Stone.

All present Board Members voted "Aye"

### Treasurer's Report:

Defer report until all bank statements have been received for 2025.

### Manager's Report:

Discussed financial foreclosure on a unit.

Elaine Hewitt made a motion to send the delinquent unit to foreclosure. Seconded by Chris Capezio.

All present board Members voted "Aye".

Paving- Discussed upcoming paving project and the different ways the residents will be informed by Ameri-Tech to move their cars during the process to prevent from being towed.

Swimming Pool Fence Support Posts-repaired by G&E welding.

Termite - Top Notch Pest Control placed the termite bait stations around the 6 buildings.

Bees Nests have been removed.

Gutters had their maintenance cleaning done.

Roof Maintenance completed.

Discussed having the black streaked areas cleaned off of the shingle part of the roofs.

Old Business/New Business:

Discussed replacing pool furniture in 2026. Budget will be checked to see if can be done this year.

Discussed bid for a new pool cover roller and accessories. Existing cover will be used. Elaine Hewitt made a motion to accept the bid from "Your Pool Care" and have a new roller installed.

Seconded by Mary Stone. All present Board Members voted "Aye"

Discussed getting a plumbing company to evaluate/repair/replace as needed the water shut off valves to each unit.

Discussed the procedure/challenges of informing the owners regarding Adopting a New Amendment on restricting the # of rental units.

Conversation was continued as part of the Open Forum by residents attending the meeting.

Next Meeting: Recessed Annual Budget Meeting Tuesday February 17, 2026. Time and location TBD., Next Board of Directors Meeting scheduled for Tuesday March 10, 2026. Time and location TBD.

Adjourn Meeting:

A motion was made by Elaine Hewitt to adjourn the meeting. Seconded by Mary Stone. Meeting adjourned at 7:50PM.

Sent from my iPad