

Board of Directors Meeting

Call to Order:

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Jay Hurley on Tuesday March 10, 2026 at the Little Clubhouse located at 600 Caryl Way, Oldsmar FL at 6:37 PM.

Proof of Meeting:

Proof of Meeting was posted on Sunday March 8, 2026.

Board Members in Attendance :

Jay Hurley-Present

Elaine Hewitt-Present

Mary Stone-Present

Al Kaan-Present by phone

Chris Capezio-Absent

Quorum: Yes

Approval of previous Meeting Minutes:

A motion was made by Jay Hurley to approve the Board of Directors Meeting Minutes from January 6, 2026. 2nd by Mary Stone. All voted Aye.

A motion was made by Jay Hurley to approve the Organizational Meeting Minutes from January 6, 2026. 2nd by Al Kaan. All voted Aye.

A motion was made by Jay Hurley to approve the Recessed Budget Meeting Minutes from February 17, 2026. 2nd by Elaine Hewitt. All voted Aye.

Treasurer's Report:

Review of Income Statement.

Review of outcome of East Lake Woodlands Condo 7's 2024 Audit

Manager's Report:

Review of unit(s) in collections

Paint will be made available to residents for dryer vent covers to match the building.

Fire extinguisher covers will be replaced.

Flag pole attachment to the flag will be repaired.

Renewal contract signed with Top Notch Pest control for their annual inspection for termites.

Old Business:

-Affordable Work Orders are doing the building maintenance.

-Discussed replacing the old pool furniture/umbrellas etc.

-Pool heater is broken- will be repaired week of 3/16/26.

-Discussed getting a plumbing company to evaluate the outside water shut off valves to the units. 2 companies have not responded so far.

-Discussed getting a company to clean the black areas on the shingle part of the roofs.

-Discussed adopting a new amendment on restricting the # of rental units.

New Business:

-Discussed Wooden fence running along back of Bldg #2,3,4,5,6 needs to be repaired.
Discussed findings from the walk around and small repairs that need to be done.

Open Forum:

Resident concerned with the dead plants lost to the frost. These will be addressed in the near future.

Next Meeting:

Tuesday June 9, 2026 at 6:30pm tentatively at the Little Clubhouse on Caryl Way in Oldsmar.

Adjourn Meeting:

A motion was made by Jay Hurley to adjourn the meeting. 2nd by Al Kaan Meeting adjourned at 7:25PM. Sent from my iPad