

## 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 June 9, 2026 at 6:33pm.

Proof of Meeting was posted on : Sunday June 7, 2026.

### Board Members in Attendance :

Jay Hurley-yes

Elaine Hewitt-yes

Mary Stone-yes

Al Kaan-yes- 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 Zoom Meeting Minutes from Friday May 8, 2026.

2nd by : Elaine Hewitt . All 4 present Board Members voted Aye.

### Treasurer's Report:

Review of late accounts.

Overall the HOA is in good shape with the finances.

### Manager's Report:

- Roof Maintenance-review of the three bids regarding having the black areas on the shingle part of roofs cleaned.

A motion was made by Elaine Hewitt to use the roof cleaner -Billy - to clean only the black spots for \$500 per building for a total of \$3000. Seconded by Mary Stone. All 4 present Board Members voted Aye.

- Sidewalk repair - majority of it is finished.
- Review of shrubs/bushes to be placed in front of buildings #1,2,3 by Swingle Lawn Care.
- Fire Alarm Repairs - almost completed. A few more units need to be addressed.
- Water shut down project- is continuing. Residents will be alerted as to the next shut down.

#### Old Business/New Business:

- Adopting a new amendment restricting the # of rental units. An email blast was sent out in March 2026 with minimal interest/response. Another email blast will be sent out in the future.
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- Shed Work- discussed the remaining items in the shed since being cleaned out over the past two months.
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- Bike Racks- discussed the need for new bike racks to replace the missing or no longer usable ones.
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- Discussed having the dryer vents cleaned out. A motion was made by Elaine Hewitt to have Affordable Work Orders clean out the dryer vents of all the units in the HOA for a total of \$500. Seconded by Mary Stone. All 4 present Board Members voted Aye.
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- Discussed the requirement for Board Members to take a one hour course every year in order to be eligible to serve on the Board. Mary Stone made a motion to have the

HOA pay the \$50.00 for the one hour yearly required course for Board Members. Jay Hurley seconded the motion. All 4 present Board Members voted Aye.

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- Discussed painting or replacing the outside mailboxes. Applies to the ones which are in bad shape.
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- Reviewed the status of the “walk around” findings involving individual units.

Open Forum: Residents discussed their concerns.

#### Next Meeting:

The next Board of Directors Meeting and Budget Workshop will be held on Tuesday, August 25, 2026 at the Ameri-Tech Companies located at 24701 US Highway 19 N., Clearwater, FL 33763

#### Adjourn Meeting:

A motion was made by Jay Hurley to adjourn the meeting. 2nd by Elaine Hewitt. Meeting adjourned at: 7:44pm.