

EASTLAKE WOODLANDS COMMUNITY ASSOCIATION, INC.

Board Meeting Notice & Agenda

June 17, 2025, at 10:00 AM

NOTICE IS HEREBY GIVEN, there will be a Board of Directors Meeting of the East Lake Woodlands Community Association to commence at **10:00 AM on Tuesday, June 17, 2025, via Teams**. All members who have business to bring before the Board should submit their request in writing to board@eastlakewoodlands.com by 10:00 AM on Monday, June 16, 2025.

Microsoft Teams

Meeting ID: 283 031 759 909 4

Passcode: kw2JP7Sz

Dial-In: 929-229-2860

Phone ID: 886 270 568#

A G E N D A

1. Call to Order/Roll Call/Quorum
2. Approval of Board Minutes of May 20, 2025
3. Insurance Renewal Presentation
4. Treasurer's Report
5. Lien Report
6. President Report
 - a. Ad Hoc Committee - Appoint Members
7. Manager's Report
8. Old Business
 - a. Sidewalk along Woodlands Pkwy (Woodlands Estates) Update
 - b. Exterior Wall and Guardhouse Painting Proposal
 - c. Tampa Rd. Perimeter Wall Repair Update
9. New Business
 - a. Woodlands Dr. Split Rail Fence Repair Proposal
 - b. Envera Upgrades and Enhancements Meeting Summary
 - c. Review Expiring Contracts

Committee Reports

10. Traffic Control Device Committee
 - a. Pinellas County Approval Update
 - b. Stonebriar Pedestrian Crosswalk
11. Drainage Update
 - a. Drainage Inspection Report
 - b. Proposal to Clean Storm Drains
 - c. Proposal to Repair Inlet Covers
 - d. Engineer Meeting/Bids for Swale Rehabilitation on ELW Pkwy.
 - e. Storm Season Preparedness Plan
12. Roads and Sidewalks Update
 - a. Segment Three Trip Hazard Repair
 - b. Sidewalk Slab Replacement
 - c. Pothole Repairs for ELWCA Roads
13. Controlled Access
14. Landscape/Irrigation Update
 - a. Storm Debris and Cleanup Update

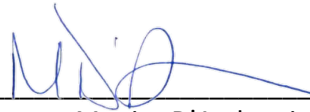
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- b. Storm Season Preparedness Plan
- 15. RFID Distribution Committee Update
 - a. Portal Registration Update
- 16. Monument Sign Update
- 17. Communications/ Government Relations Update
- 18. Miscellaneous
- 19. Date/time of next meeting: July 15, 2025, at 10:00AM via Teams
- 20. Adjournment.

Dated this 12th day of June 2025 By: _____



Monica D'Ambrosio, LCAM

DISCLOSURE: It is illegal to record this meeting without disclosing it to the Host. You are not permitted to post this meeting publicly online. If the Video is posted publicly, a formal complaint will be placed against the party who posted it.

Management & Associates reserves the right to record the meeting for minute transcription purposes. Upon transcription of the minutes, the recordings will be erased. Minutes of every Board Meeting are posted to the community website at www.elw-fl.com or www.eastlakewoodlands.com after they have been approved by the Board at a subsequent board meeting.

MARKETING REPORT
6/9/2025

Insured: **East Lake Woodlands Community Association, Inc.**
Effective Date: **Tuesday, July 1, 2025**

Account Manager
Patsy Penn

EFF DATE	COVERAGES	EXPIRING (If Applicable)		BIDS REQUESTED & RECEIVED (Broker/Carrier)								COMMENTS		
7/1	Property	CIU / Superior Specialty *Prop, GL, Crm		CIU / Superior Specialty *Prop, GL, Crm	Frontline	Phly *Prop, GL	Tower Hill /							
		Wind Mts												
		Appraisal	5/2/2025											
		Admitted?	Surplus Lines	Surplus Lines										
		Replacement Cost	\$354,517	\$354,517										
		Total Insured Value	\$233,158	\$354,517										
		Coinurance	Agreed Value	Agreed Amount										
		Hurricane Deductible	3% Named Storm, Per Occurrence	3% Named Storm per Occurrence										
		All Other Wind Deductible	\$5,000	\$5,000										
		Sinkhole Deductible	\$5,000 Cat Ground Collapse	\$5,000 Cat Ground Collapse	Cat Ground Only									
		All Other Perils Deductible	\$5,000	\$5,000										
		Ordinance or Law	Upon Request	Upon Request										
		\$120,929.35	\$145,739.80	Previously Declined - outdoor property values exceed bldg values	Previously Declined Property - age, distance to coast, TIV	Ineligible - Year Built								
7/1	General Liability	CIU / Superior Specialty *Prop, GL, Crm		CIU / Superior Specialty *Prop, GL, Crm	Auto Owners	Phly *Prop, GL								
		Occurrence	\$1,000,000	\$1,000,000										
		Aggregate	\$2,000,000	\$2,000,000										
		Deductible	None	None										
			Included Above	Included Above	Previously Declined - Association Size	Previously Declined due to contract w/ Sheriff's Dept								
7/1	Crime	CIU / Superior Specialty *Prop, GL, Crm		CIU / Superior Specialty *Prop, GL, Crm										
		Policy Limit	\$1,000,000	\$1,000,000										
		Deductible	\$5,000	\$5,000										
		Social Engineering?	Upon request	Upon Request										
			Included Above	Included above										
7/1	D&O	PPP / Greenwich		PPP / Greenwich	USLI	CIU /	GIG / Phly	Dist / GAIC	Triv / ACE	Starfish / Ascot	MGS / Accredited			
		Policy Limit	\$1,000,000	\$1,000,000										
		Deductible	\$5,000	\$5,000										
		Cyber?	Excluded	Excluded										
			\$5,268.24	\$6,317.09	Ineligible - Master	2023 Pricing \$16,280.25	2024 Pricing \$7,377.28	Ineligible - Over 500 Units	Ineligible - Master	Decline - # of residential units >1,000	2024 Pricing \$14,761.64			
7/1	Workers Comp	CAIS / PMA		CAIS / PMA										
		Clerical Payroll	N/A	If Any										
		Other Payroll	N/A	If Any										
		Policy Limit	\$500,000	\$500,000										
			\$509.00	\$503.00										
7/1	Umbrella	PPP / Greenwich		PPP / Greenwich	Dist / Sirius	GreatPoint /	Starfish / Ascot	Triv / Hudson						
		Policy Limit	\$15,000,000	\$15,000,000										
			\$3,785.32	\$6,088.52	\$10MM Max Limits	2023 Indication \$47,913.00	Decline - # of residential units >1,000	\$5MM Max Limits						
	Legal Defense Gap			CIU / Atlantic Mutual								Due to market conditions, policies are becoming more restrictive with more exclusions. A legal defense gap policy can provide legal defense (excluding settlement) should your liability carrier decline to provide defense.		
		Policy Limit		Unlimited Defense + 12hrs FREE Legal Advice										
		Deductible		None										
				Quote Available Upon Request										
Last Year ->				\$130,491.91	\$158,648.41	<- This Year						\$28,156.50	22%	Increase

Important: This proposal is an outline of the coverages proposed by the insurers, based on the information provided by your company. It does not include all the terms, coverages, exclusions, limitations and conditions of the actual policy language. The policies themselves must be read for those details. Policy forms for your reference will be made available upon request. ****All quotes subject to timely receipt of satisfactory loss runs.****

Recommended coverages for community associations may include but are not limited to: Property including Windstorm, Ordinance or Law, Equipment Breakdown (where applicable), General Liability, Crime, Directors & Officers, Workers Comp including Volunteer Endorsement, Umbrella, Cyber, Flood and Parametric Coverages. If you would like to receive a quote for anything other than what has been provided herein, please notify us in writing.



**ELW Master Association
Management & Associates (Monica D'Ambrosio)
June 2, 2025**

SPLIT RAIL FENCE PROJECT:

- Fence sections identified in “Red”.
 - Replace approximately 12 rails.
 - Rails will be removed from the fence sections along Sunflower.
 - All Posts appeared to be in acceptable shape.
 - Labor to remove 12 rails from Sunflower sections, replace rails in the “Red” area, and haul damaged rails. Price also includes straightening existing sections as needed. \$275.00

- Fence sections identified in “Green”.
 - Replace approximately 14 rails.
 - Rails will be removed from the fence sections along Sunflower.
 - Replace approximately 6 posts.
 - Posts will be removed from the fence sections along Sunflower.
 - Price does not include filling the holes from the removed posts on Sunflower.
 - Labor to remove 14 rails and 6 posts from Sunflower sections, and replace the damaged rails and posts in the “Green area, and haul damaged rails and post. Price also includes straightening existing sections as needed. \$525.00

Dan Depies
(727) 709-4895





The Ouellette Group LLC

Project Proposal for East Lake Rd Entrance Border Wall Stucco & Paint

**TO:**

ATTN: Monica
East Lake Woodlands Border Wall
East Lake Rd
Oldsmar, FL 34677

FROM:

Kenny Ouellette
The Ouellette Group LLC
12472 Lake Underhill Road Unit 455
Orlando, FL 32828

DATE:

April 14th, 2025

Scope

The Ouellette Group LLC proposes to provide project management services, tools, materials, and labor to complete the following project details:

- I. We propose to perform minor stucco repairs & provide an exterior repaint for both sides of East Lake Rd border wall for East Lake Woodlands Community (approx. 900 LF). Paint to be used is Sherwin-Williams Super Paint. Colors are proposed to be repainted with new colors recently used on signs: Worldly Gray & Keystone Gray – total of two colors included. Single conditioner/sealer coat plus single topcoat included.

NOTES:

- Once shrubbery is cut back to be able to inspect properly, there may be additional unforeseen stucco repairs.
- If there is a significant amount of retexturing needed, it would be an additional cost.

Exclusions

- Any other areas or services not mentioned above.
- Anything above 900 LF of paint required would be an additional cost.
- Water connections and Electricity must be supplied by the property.
- Land surveys, Engineering, Architectural Drawings, Permits & Other Administrative Fees when applicable.
- Underground utility repairs, irrigation repairs, electrical, plumbing when applicable.
- Moving furniture or personal belongings when applicable.

Costs

Total Project Cost of Proposal:	\$42,385
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Project Timeline

This project can begin as soon as 2 weeks from the proposal acceptance date. This project should be completed within 2 weeks of the start date assuming there are no delays with sourcing materials and/or any weather or equipment related delays.

Payment Schedule

A 50% deposit will be required to schedule any work and prior to ordering any materials (if applicable). All materials (including installed materials) are property of The Ouellette Group until invoices are paid in full. All material related sales are final. Upon completing our scope of work, the total remaining balance is due within 30 days to avoid late fees. Late fees are \$150 per day beyond the 30-day due date. Thank you in advance for your understanding.

Company Overview

The Ouellette Group is a fully state-licensed CGC and also operates as a project management firm which specializes in coordinating all aspects of each customer's specific project needs. We take care of initial planning, cost calculating, material sourcing, coordinating & scheduling our team of tradesman, covering upfront project costs, as well as inspecting each jobsite for quality control. Our goal is to provide excellent communication to our customers and ensure the project is completed quickly, efficiently, and with the highest possible quality. Our team is composed of highly trained, licensed, and insured contractors such as plumbers, electricians, etc. to ensure the project is operating within all state and county regulations. By hiring The Ouellette Group, you will only have to communicate with one single project manager for the entire length of the project. This results in quality workmanship completed in a timely manner with no added confusion between the customer and the multiple trades of contractors. We pride ourselves on our attention to detail and developing long-term business relationships.

Disclaimer: This document is strictly private, confidential, and personal to its recipients and should not be copied, distributed, or reproduced in whole or in part, nor passed to any third party.

Proposals are only valid up to 30 days from the date provided above. Please sign below and return upon proposal acceptance. We look forward to managing and completing this project in a timely manner on your behalf.

Accepted by _____ **Date** _____

The Ouellette Group LLC

Project Proposal for Suntrust Entrance Wall Stucco & Paint

**TO:**

ATTN: Monica
Suntrust Entrance
East Lake Rd & Woodlands Pkwy
Palm Harbor, FL 34685

FROM:

Kenny Ouellette
The Ouellette Group LLC
12472 Lake Underhill Road Unit 455
Orlando, FL 32828

DATE:

April 14th, 2025

Scope

The Ouellette Group LLC proposes to provide project management services, tools, materials, and labor to complete the following project details:

- I. We propose to perform minor stucco repairs & provide an exterior repaint for either side of the Suntrust Bank entrance for East Lake Woodlands Community. Paint to be used is Sherwin-Williams Super Paint. Colors are proposed to be repainted with new colors recently used on signs: Worldly Gray & Keystone Gray – total of two colors included. Single conditioner/sealer coat plus single topcoat included.

Exclusions

- Any other areas or services not mentioned above.
- Water connections and Electricity must be supplied by the property.
- Land surveys, Engineering, Architectural Drawings, Permits & Other Administrative Fees when applicable.
- Underground utility repairs, irrigation repairs, electrical, plumbing when applicable.
- Moving furniture or personal belongings when applicable.

Costs

Total Project Cost of Proposal:	\$7,850
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Project Timeline

This project can begin as soon as 1 week from the proposal acceptance date. This project should be completed within 1 week of the start date assuming there are no delays with sourcing materials and/or any weather or equipment related delays.

Payment Schedule

A 50% deposit will be required to schedule any work and prior to ordering any materials (if applicable). All materials (including installed materials) are property of The Ouellette Group until invoices are paid in full. All material related sales are final. Upon completing our scope of work, the total remaining balance is due within 30

days to avoid late fees. Late fees are \$150 per day beyond the 30-day due date. Thank you in advance for your understanding.

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Accepted by _____ **Date** _____

The Ouellette Group LLC

Project Proposal for Tampa Rd Entrance Wall Stucco & Paint



TO:

ATTN: Monica
Tampa Rd Entrance
Tampa Rd & East Lake Woodlands Pkwy
Oldsmar, FL 34677

FROM:

Kenny Ouellette
The Ouellette Group LLC
12472 Lake Underhill Road Unit 455
Orlando, FL 32828

DATE:

April 14th, 2025

Scope

The Ouellette Group LLC proposes to provide project management services, tools, materials, and labor to complete the following project details:

- I. We propose to perform minor stucco repairs & provide an exterior repaint for either side of the Tampa Rd entrance for East Lake Woodlands Community. Paint to be used is Sherwin-Williams Super Paint. Colors are proposed to be repainted with new colors recently used on signs: Worldly Gray & Keystone Gray – total of two colors included. Single conditioner/sealer coat plus single topcoat included.

NOTE: Proposal includes demo of planters which are separating from the existing wall & touch up stucco as needed where planters are being removed.

Exclusions

- Any other areas or services not mentioned above.
- Water connections and Electricity must be supplied by the property.
- Land surveys, Engineering, Architectural Drawings, Permits & Other Administrative Fees when applicable.
- Underground utility repairs, irrigation repairs, electrical, plumbing when applicable.
- Moving furniture or personal belongings when applicable.

Costs

Total Project Cost of Proposal:	\$9,875
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Project Timeline

This project can begin as soon as 2 weeks from the proposal acceptance date. This project should be completed within 2 weeks of the start date assuming there are no delays with sourcing materials and/or any weather or equipment related delays.

Payment Schedule

A 50% deposit will be required to schedule any work and prior to ordering any materials (if applicable). All materials (including installed materials) are property of The Ouellette Group until invoices are paid in

full. All material related sales are final. Upon completing our scope of work, the total remaining balance is due within 30 days to avoid late fees. Late fees are \$150 per day beyond the 30-day due date. Thank you in advance for your understanding.

Company Overview

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Proposals are only valid up to 30 days from the date provided above. Please sign below and return upon proposal acceptance. We look forward to managing and completing this project in a timely manner on your behalf.

Accepted by _____ **Date** _____



17710 US Hwy 41
Spring Hill, FL 34610
CUC56978

Proposal

Date	Estimate #
5/19/2025	1488

Bill To:	Project
Management & Associates 720 Brooker Creek Blvd. Suite 206 Oldsmar, FL 34677	East Lake Woodlands Community Association May 2025 Inlet Vacuuming

Description	Qty	U/M	Cost	Total
<p>East Lake Woodlands Community Association - May 2025 Inlet Vacuuming</p> <p>AMI will supply all labor and equipment necessary to complete the following scope of work: Mobilization Secure a safe work zone within the community. Vacuum silt and debris from curb inlet basins and culvert pipe connecting them under the road. Service is charged per hour with a six (6) hour minimum. Estimated at 24 hours. Additional time, if necessary, or lesser time will be billed accordingly. These are the locations to be addressed per marks on plans provided: 1. Sunflower Behind Greenhaven Circle going towards the Duke easement 2. S Woodlands btw Lisa Ln & Michael Cir 3. S Woodlands btw Sylvia Pl & Michael Cir 4. Sunflower at Augusta (clogged Grate) 5. Sunflower North of Augusta by (Lake 2 sets) 6. S Woodlands at Kingsmill 7. S Woodlands at Woodridge Ct 8. S Woodlands at Lakeshore Loop 9. S Woodlands at Poole Pl 10. S Woodlands btw Poole Pl & Tads Trail 11. Sunflower South of Woodlands on East Side (we vac'd up to grate inlet on golf course on 3/28/25 but will double check basins & line again) 12. Line behind Cluster 5 from Basin @ Golf Course (where we left off on 3/28) 13. (per previous email request from 5/2/25) Sunflower btw East Lake Woodlands Pkwy & Greenhaven Ct</p> <p>Debris Disposal Fee Clean up work zones, dispose of any resulting debris and demobilize equipment.</p> <p>MOBILIZATION Mobilization consists of preparatory work and operation necessary for the movement of personnel, equipment, supplies and incidentals to the project site.</p> <p>MATERIALS All materials required to accomplish the work as specified shall be provided.</p>	24		325.00	7,800.00
	4		200.00	800.00

*** Proposals are Good for 30 Days***

Phone #	E-mail	Total
3527995828	lisa@amirecycling.com	

Customer Signature



17710 US Hwy 41
Spring Hill, FL 34610
CUC56978

Proposal

Date	Estimate #
5/19/2025	1488

Bill To:	Project
Management & Associates 720 Brooker Creek Blvd. Suite 206 Oldsmar, FL 34677	East Lake Woodlands Community Association May 2025 Inlet Vacuuming

Description	Qty	U/M	Cost	Total
<p>CONSTRUCTION The Contractor shall set up construction facilities in a neat and orderly manner within designated or approved work areas. All labor and equipment necessary to accomplish the work as specified shall be supplied.</p> <p>DISPOSAL OF WASTE MATERIAL Contractor shall remove and dispose of all waste materials and debris.</p> <p>RESTORATION AND CLEANUP Contractor shall remove and dispose of all excess construction materials, debris, trash or equipment remaining on the jobsite which resulted from the work under contract.</p> <p>HOLD HARMLESS AMI Recycling & Services is not liable or responsible for damage or loss to property or person(s) that may occur during delivery or installation of materials. Although the utmost caution and care will be exercised, AMI is not responsible for any damage that may occur to property, including, but not limited to, sod, driveways, sidewalks, irrigation lines, sprinkler heads, landscaping, lawn ornaments, fencing, etc.</p> <p>~~~~~ CHANGE ORDER ~~~~~ May 19, 2025 > Increased quantity of Vacuum Pipe from 16 to 24. Increased price of Vacuum Pipe from \$5,200.00 to \$7,800.00. Changed description of Vacuum Pipe. (+\$2,600.00) Total change to estimate +\$2,600.00 ~~~~~</p> <p>Sales Tax</p> <p style="text-align: center;">***Proposals are Good for 30 Days***</p>				
			7.00%	0.00

Phone #	E-mail	Total	
3527995828	lisa@amirecycling.com	\$8,600.00	

Customer Signature _____



17710 US Hwy 41
Spring Hill, FL 34610
CUC56978

Proposal

Date	Estimate #
5/19/2025	1487

Bill To:	Project
Management & Associates 720 Brooker Creek Blvd. Suite 206 Oldsmar, FL 34677	ELWCA - 2025 Inlet Top Replacements

Description	Qty	U/M	Cost	Total
ELWCA - 2025 Inlet Top Replacements				
AMI will supply all labor and equipment necessary to complete the following scope of work:				
Mobilization and demobilization of equipment to work site.	1		1,000.00	1,000.00
Set up and secure safe work zones at each location.				
Near Walmart Gate	1		4,141.59	4,141.59
Demolish existing inlet cover. Form, install rebar and pour new inlet top.				
Reuse existing manhole ring and cover.				
Woodlands Dr at Meadow Ln	1		3,977.73	3,977.73
Demolish existing inlet cover. Form, install rebar and pour new inlet top.				
Reuse existing manhole ring and cover.				
Woodlands Dr North of Martha Ln	1		4,510.08	4,510.08
Demolish existing inlet cover. Form, install rebar and pour new inlet top.				
Reuse existing manhole ring and cover.				
Woodlands Dr South of Martha Ln @ Pond	1		4,877.49	4,877.49
Demolish existing inlet cover. Form, install rebar and pour new inlet top.				
Reuse existing manhole ring and cover.				
Woodlands Dr btw Lisa Ln & Michael Cir	1		4,877.49	4,877.49
Demolish existing inlet cover. Form, install rebar and pour new inlet top.				
Reuse existing manhole ring and cover.				
S Woodlands & Kingsmill Ct	1		3,878.43	3,878.43
Demolish existing inlet cover. Form, install rebar and pour new inlet top.				
Reuse existing manhole ring and cover.				
Haul off and dispose of demolished concrete and rebar from broken curb inlet tops.	1		650.00	650.00
Clean up work site and dispose of any debris resulting from the work performed.				
** IF THE MANHOLE COVER AND/OR RING ARE DAMAGED AND NOT REUSABLE, IT CAN BE REPLACED. WE ARE STILL WAITING ON THAT PRICE FROM THE FOUNDRY. ONCE IT IS RECEIVED, THE QUOTE WILL BE UPDATED AND RESENT WITH THE COST.				
MOBILIZATION				
Mobilization consists of preparatory work and operation necessary for the movement of personnel, equipment, supplies and incidentals to the project site.				
Proposals are Good for 30 Days				

Phone #	E-mail	Total
352-799-5828	amirecycle@gmail.com	

Customer Signature



17710 US Hwy 41
Spring Hill, FL 34610
CUC56978

Proposal

Date	Estimate #
5/19/2025	1487

Bill To:	Project
Management & Associates 720 Brooker Creek Blvd. Suite 206 Oldsmar, FL 34677	ELWCA - 2025 Inlet Top Replacements

Description	Qty	U/M	Cost	Total
MATERIALS All materials required to accomplish the work as specified shall be provided.				
CONSTRUCTION The Contractor shall set up construction facilities in a neat and orderly manner within designated or approved work areas. All labor and equipment necessary to accomplish the work as specified shall be supplied.				
DISPOSAL OF WASTE MATERIAL Contractor shall remove and dispose of all waste materials and debris.				
RESTORATION AND CLEANUP Contractor shall remove and dispose of all excess construction materials, debris, trash or equipment remaining on the jobsite which resulted from the work under contract.				
HOLD HARMLESS AMI Recycling & Services is not liable or responsible for damage or loss to property or person(s) that may occur during delivery or installation of materials. Although the utmost caution and care will be exercised, AMI is not responsible for any damage that may occur to property, including, but not limited to, sod, driveways, sidewalks, irrigation lines, sprinkler heads, landscaping, lawn ornaments, fencing, etc.				
Sales Tax			7.00%	0.00
Proposals are Good for 30 Days				

Phone #	E-mail	Total	
352-799-5828	amirecycle@gmail.com	\$27,912.81	

Customer Signature _____