

**EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**November 19, 2024**

President Steve White called a meeting of the Board of Directors of ELWCA to order at 10:00 AM, with Manager, Monica D'Ambrosio, serving as recording secretary at Management & Associates, 720 Brooker Creek Blvd., Suite 206, Oldsmar, FL. The roll call included a quorum of:

Kate Rogers, VP  
Janie Baker, Secretary  
John Crist, Treasurer

Jack Picker, Director  
Ed Marks, Director  
Cliff Lucido, Director  
Jeffrey Sherman, Director  
Santo Carollo, Director

Additional Attendees:

Steve Lowie  
Jeff Fosbrook  
Keith Crank  
Bill Backus  
Gayle Zelcs  
Carter Krone

John Meister  
Nick Romer  
Maggie Newman  
Jermaine Jenkins  
Cheryll Carollo  
George Garollo

**MEETING MINUTES:**

**ON MOTION:** Mr. Marks, Mr. Lucido seconded, unanimously approved.  
**RESOLVE:** To waive the reading of October 15, 2024, BOD meeting minutes and approve.

**Homeowner's Address to the Board:**

Stonebriar, Gale Zelcs & Carter Krone – Request the board reconsider the requested stop sign/cross walk at the Stonebriar entrance to address Stonebriar's safety concerns.

Hunters Crossing, Maggie Newman, Cheryll Carollo, George Carollo – Recap their meeting with the drainage committee and flooding concerns.

Pinewinds, John Meister – Address the storm debris along Sunflower, repair of the split rail fence along Sunflower Dr., repair of the pothole at the sunflower gate, and questions regarding ELWCA funds being spent on private property on Woodlands Blvd.

Spectrum Access to ELWCA Right of Way – Steve Lowie presented the two offers, Spectrum and Frontier, for access to the ELWCA right of way and exclusive bulk service provider (single family homes only). Spectrum is offering \$450 per door (single family homes only) for a ten-year contract. Acceptance of this offer does not change the current services to any resident of sub-association or access by Frontier to any resident or sub-association.

Fee to Telecom National Consulting Group is 15% of the door fee.

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**ON MOTION:** Ms. Rogers, Mr. Crist second, motion passes seven to approve two not to approve  
**RESOLVE:** To move forward with the Telecom National Consulting Group and the Spectrum offer.

**President's Review:** Stated updates would be provided through the individual committees.

**Treasurer's Report:** Mr. Crist provided the following updates:

Currently running on budget through October.

Bashor and Legendre will be completing the 2024 yearend financial and audit.

**Manager's Report:** The manager's report has been included in the board meeting book in advance of the meeting.

**COMMITTEE REPORTS:**

**TRAFFIC CONTROL DEVICE:** Mr. Carollo provided the following update:

The committee agrees with the findings of the traffic study completed by Florida Engineering & Consulting and recommends moving forward with the recommendations made in the report.

Study recommends removing nine stop signs:

- East Lake Woodlands Pkwy at Christy Lane
- East Lake Woodlands Pkwy at Turtle Creek Trail
- East Lake Woodlands Pkwy at Whispering Wind Land (both)
- East Lake Woodlands Pkwy at Sunflower Dr.
- East Lake Woodlands Pkwy at Woodlands Pkwy.
- East Lake Woodlands Pkwy at South Woodlands Dr.
- Sunflower Dr. at South Woodlands Dr.
- Woodlands Pkwy. at Holly Hill Rd.

In addition to the above the committee recommends the following stop signs be removed:  
Sunflower Dr. at Ashley Lane

Ensure the speed limit on ELWCA roads are consistent with 30 miles per hour.

Mr. White requested each member visit each of the stop sign's location where removal of the sign is requested and be prepared to vote on each location at the January Meeting.

Prior to removing any recommended/approved traffic sign, the committee is to discuss with Pinellas County any requirements needed prior to removing any traffic sign.

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**MONUMENT SIGNS:** Received a proposal from the Oulette Group LLC to revitalize all three monument signs and knee wall located at the entrance on Woodlands Blvd. The scope of work includes the removal of the stone and stucco, paint and new signage.

**ON MOTION:** Mr. Marks, Mr. Lucido second, unanimously approved.  
**RESOLVE:** To move forward with proposal from Oulette Group LLC. To revitalize all three monument signs and knee wall located at the entrance on Woodlands Blvd. in the amount of \$60,624 excluding repairs, landscaping, architectural drawings, engineering, or permitting new signs, if necessary, at the two monument signs at Tampa Rd., not included in the proposal.

**RFID DISTRIBUTION:** Ms. Rogers provided the following information:

**RFID Portal:** Envera is in line to have the portal available in January/February of 2025 for use by the residents for registration.

**License Plate Reader:** Met with Envera, they do not have a stand-alone plate access software. Their MyEnvera software has plate analytics that work with the RFIDs that would allow access by plate, but it is a secondary function. Envera does not recommend eliminating the RFIDs at the plate readers may be affected by outside conditions making it difficult for the system to recognize plate characters.

**LANDSCAPE:** Mr. Picker provided the following information:

Storm cleanup is complete but does not include stump grinding or the removal of the debris. Waiting on Pinellas County/FEMA schedule pickup for the debris. The contractor will be resuming the normal maintenance schedule.

Projects approved earlier in the year but not completed are scheduled to be completed before the end of the year.

**SIGNAGE COMMITTEE:** Ms. Rogers presented the recommended language for the new entrance/exit signs. The board approved the language.

**ROADS AND SIDEWALKS:** Mr. White provided the following updates:

AMI to begin sidewalk slab replacement.

**DRAINAGE:** Mr. Fosbrook provided the following information:

**Hunters Crossing Drainage Issues:** Mr. Fosbrook met with the homeowners of Hunters Crossing and went over the drainage in their area and explained why this year there was flooding.

**Weir Maintenance:** Mr. Fosbrook went over the importance of maintaining clean weirs to prevent flooding within the community.

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Sorm Line Cleaning: Inspections of the storm water system are done twice a year. Areas that need attention are noted and the responsible HOA is notified.

LEGAL: Mr. Marks provided the following information:

Quitclaim for Parcels: Mr. Gilbert and his staff are working on the paperwork.

COMMUNICATIONS: No updates at this time.

CONTROLLED ACCESS: No updates at this time.

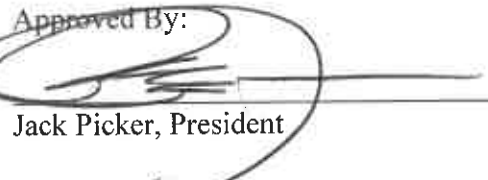
**Next Board Meeting** – 10:00AM, January 21, 2025, at M&A, 720 Brooker Creek Blvd., Suite 206, Oldsmar. FL.

**Adjourned at 11:47 AM**

Submitted By:

  
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Monica D'Ambrosio, Recording Secretary

Approved By:

  
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Jack Picker, President