

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
February 18, 2025

President Jack Picker 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

Cliff Lucido, Director
Jeffrey Sherman, Director
Santo Carollo, Director

Absent: Ed Marks, Director

Additional Attendees:

Committee Members:

Jeff Fosbrook
Bill Backus
Jermaine Jenkins

Homeowners:

John Meister, Pinewinds
Jill Anes Bartholmey, Cluster V
Tom Wiebe, Deerpath
Sharon Weisman

MEETING MINUTES:

ON MOTION: Mr. Lucido, Ms. Baker seconded, unanimously approved.

RESOLVE: To waive the reading of January 21, 2025, BOD meeting minutes and approve.

President's Review: Mr. Picker recommends holding off on major changes until after the March elections.

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

ELWCA finished the year with a surplus.

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

NEW BUSINESS:

Sunflower Split Rail Fence: The Board requested Ms. D'Ambrosio provide bids from the fence contractors covering all the recommendations presented today at the April board meeting.

SunTrust Kiosk Install Proposal: It was suggested that a kiosk be installed at SunTrust more consistent with the setup of the other three main gates. However, the Board determined that additional information and research were needed before proceeding with further discussion or a vote on the proposed change

OLD BUSINESS:

ANNUAL MEETING: Mr. Picker stated there will be no board meeting in March. The annual meeting is scheduled for Tuesday, March 18th at 7PM at Ardea Country Club. Format will include a presentation with homeowner questions at the end. Mr. Picker to provide the board members with a draft of the presentation for feedback.

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COMMITTEE REPORTS:

CONTROLLED ACCESS: Mr. Lucido stated the controlled access committee, and the board have received several emails regarding safety concerns within the community and the new controlled access system at the gates. The committee is meeting this afternoon to discuss the feedback provided by the residents and will provide recommendations to the Board for their review at the April board meeting.

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

Stonebriar Request for Traffic Safety Signage: The traffic study report stated the installation of a stop sign on Woodlands Blvd. and Stonebriar Dr. was not warranted. The committee recommends the installation of a pedestrian crosswalk with pedestrian crossing signage. The committee would like to have Stonebriar participate in the discussion.

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. The full board took each recommendation separately, and voted as follows:

East Lake Woodlands Pkwy. between Greenhaven III and the Enclave – Change speed limit to 30mph:

ON MOTION: Mr. Carollo, Ms. Baker second, unanimously approved.

RESOLVE: To remove change the speed limit from 20mph to 30mph on East Lake Woodlands Pkwy. between Greenhaven III and the Enclave.

RFID DISTRIBUTION: Ms. Rogers stated Envera should have a working portal for online registration in April.

COMMUNICATIONS: Ms. Baker reminded the Board of the next deadline for the Heron, March 17th.

LEGAL: Mr. Picker stated we had received the quitclaim paperwork. He would sign them and return to the attorney.

LANDSCAPE: Mr. Picker provided the following information:

Storm Damage and Cleanup: in discussions with the County to remove the storm debris from the Duke Energy parcel. Ms. D'Ambrosio will be reaching out to the County Commissioners office for assistance.

ROADS AND SIDEWALKS: Ms. D'Ambrosio provided the following updates:

Sidewalk Slab Replacement: The sidewalk slabs have been replaced on ELW Pkwy. by Turtle Creek and South Woodlands Drive by Tads Trail.

Greenhaven III Project: The has been completed.

Pressure Washing: Pressure washing is scheduled for March.

DRAINAGE: Mr. Fosbrook provided the following information:

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Swale Rehabilitation on ELW Pkwy between Hunters Dr. and Hunters Pl.: The construction documents have been reviewed, and additional modification is being done.

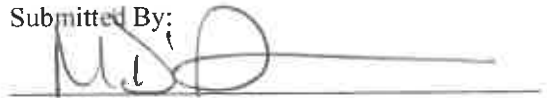
Storm Line Cleaning: The drains approved at the January meeting have been cleaned. The majority of the cleaning was done on Sunflower Dr.

Storm Pipe Repair at Cypress 1: Negotiated a reduction of \$1,000 for the approved drainage pipe repair.

Next Board Meeting – 10:00AM, April 15, 2025, at M&A, 720 Brooker Creek Blvd., Suite 206, Oldsmar. FL.

Adjourned at 11:41 PM

Submitted By:



Monica D'Ambrosio, Recording Secretary

Approved By:



Jack Picker, President