

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
April 15, 2025

President Jack Picker called a meeting of the Board of Directors of ELWCA to order at 10:01 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:

Jermaine Jenkins, VP
Alena Miles, Treasurer
Janie Baker, Secretary

Kate Rogers, Director
Jeffrey Sherman, Director
Santo Carollo, Director
George Carollo, Director

Absent: Cliff Lucido, Director

Additional Attendees:

Committee Members:

Keith Crank
Bill Backus

Homeowners:

Kay Warring, Pinewinds
Dave Feller, Woodlands Estates
Gayle Zelcs, Stonebriar
Jill Anes Bartholmey, Cluster V
Charles Greer, Cluster V

MEETING MINUTES:

ON MOTION: Ms. Rogers, Ms. Baker seconded, unanimously approved.
RESOLVE: To waive the reading of February 18, 2025, BOD meeting minutes and approved.

President's Review: Mr. Picker stated the following:
Going forward there will be an open items list listing Board items that have not been completed.

Board correspondence and communication to third parties are to go through the Property Manager and BOD President to ensure consistency and progression of the Board's agenda.

ON MOTION: Mr. Sherman, Ms. Miles second, unanimously approved.
RESOLVE: To hold Summer Board meetings via Teams with the option of attending the meeting in person at the management office. Summer months include June, July and August.

Treasurer's Report: Mr. Picker stated the March financial statements were not available prior to the BOD meeting. The financial statement will be forwarded to the Treasurer when available.

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

MRTA: MRTA documents were filed in 2021 for all bound communities. MRTA will need to be renewed in 2044/2045.

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OLD BUSINESS:

Sunflower Split Rail Fence: The Board reviewed the proposals and options for the replacement of the Sunflower Dr. split rail fence.

ON MOTION: Mr. Picker, Mr. Sherman second, unanimously approved.
RESOLVE: To proceed with the estimated provided by Bay Area Fence to remove and replace the split rail fence, in its entirety, with a wood post-split rail fence along Sunflower Drive in the amount of \$31,882.79.

NEW BUSINESS:

Assign Chairman to Committees:

ON MOTION: Mr. Picker, Mr. S. Carollo second, unanimously approved.
RESOLVE: To appoint the following board members as chairmen of the following committees:
Jeffery Sherman – Chair of Legal
Jermiane Jenkins – Chair of Roads & Sidewalk
George Carollo – Chair of Drainage

Sidewalk along Woodlands Pkwy (Woodlands Estates): Mr. Dave Feller spoke on behalf of Woodlands Estates regarding the installation of a sidewalk along the length of Woodlands Pkwy. that had been promised by the ELWCA board at the time both communities were negotiating the extension of the unbound agreement between ELWCA and Woodlands Estates. ELWCA has budgeted for the sidewalk and has reached out to Civil on Demand to discuss the project.

Tampa Rd. Perimeter Wall Repair Discussion: The Board reviewed the proposals and options for the repair/replacement of the Tampa Rd. perimeter wall. Mr. S. Carrollo requested to provide an additional bid and provided by the end of the week. The Board will review the third bid when received but agree to move forward to replace the wood panel sections with cement block and stucco, repair older stucco and paint both sides of the perimeter wall in an amount not to exceed \$70,000.

ON MOTION: Mr. Picker, Mr. Sherman second, unanimously approved.
RESOLVE: To replace the wood panel sections with cement block and stucco, repair older stucco and paint both sides of the perimeter wall in an amount not to exceed \$70,000.

Ms. D'Ambrosio is to reach out to Mr. Aaron Lucas at Ardea Country Club to discuss the project.

Envera Contract Discussion: Mr. Sherman provided a summary of the Envera contract and asked the Board if they would like to discuss renegotiating the contract to add specific SLAs. An email to Envera's CEO and COO will be sent this afternoon to request a meeting to discuss service issues and see if they would be open to amending the contract to add specific SLAs for our community.

Non-Resident Access Options at Resident Only Gates: The information presented by the Association's attorney at the previous board meeting regarding the Court's final gate judgment of 1998 and the Agreement Among Associations concerning current access control procedures was reviewed.

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COMMITTEE REPORTS:

CONTROLLED ACCESS: The committee provided options and costs to increase the controlled access labor to place a guard in the gatehouse to the board members. The Board provided an alternative labor increase. The increase is not in the 2025 budget and will require the Board to agree on how to fund the increase for 2025. Ms. Miles as Treasurer will work with Mr. Picker, President, on funding.

90-day Temporary Trail with guards stationed in the gatehouse:

Monday through Sunday:

Shift 7AM to 3PM: Add one guard to cover Tampa Rd. entrance. Rover will cover the East Lake Rd. entrance; Post Captain will patrol community.

Shift 3PM to 11PM: Add two guards to cover both the Tampa Rd. and East Lake Rd. entrance, one Rover to patrol community.

Shift 11PM to 7AM: Add two guards to cover both the Tampa Rd. and East Lake Rd. entrance, one Rover to patrol community.

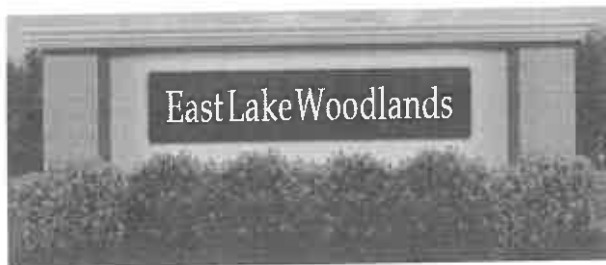
ON MOTION: Mr. S. Carollo, Mr. G. Carollo second, unanimously approved.
RESOLVE: To proceed with a 90-day temporary trial with guards stationed in the gatehouse, provided the cost increase can be funded within the current operating budget.

The Board agreed to use 10% of the funds received from Spectrum to partially fund the increase for the additional controlled access labor.

ON MOTION: Mr. Sherman, Mr. S. Carollo second, unanimously approved.
RESOLVE: To allocate 10% of the final amount received from Spectrum to partially fund the increase for the additional controlled access labor.

RFID Distribution: Ms. Rogers stated Envera was on track for a May 1st portal rollout to the residents. It was also mentioned that additional RFID stickers would need to be purchased.

Monument Signs: The board reviewed sign samples of the lettering color and font for the three monument signs.



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ON MOTION: Ms. Rogers, Mr. S. Carollo second, unanimously approved.
RESOLVE: To proceed with the black background, white lettering and the font as depicted on the picture above.

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

The committee has sent in the request to remove the Board approved stop signs to the County. The committee is awaiting their response.

ON MOTION: Mr. S. Carollo, Mr. Sherman second, unanimously approved.
RESOLVE: To proceed with the proposal by Line Striping of Tampa Rd. provided to replace the 20mph speed limit with 30mph speed limit sign upon approval from Pinellas County in the amount of \$160.00

ON MOTION: Mr. S. Carollo, Mr. Sherman second, unanimously approved.
RESOLVE: To proceed with the proposal by Line Striping of Tampa Rd. provided to remove Board approved traffic signs and replace with pedestrian crosswalks as listed below, upon approval from Pinellas County in the amount of \$20,300

- East Lake Woodlands Pkwy. at Christy Lane - remove stop signs on East Lake Woodlands Pkwy. at Christy Lane and replace with it pedestrian crossing signs.
- East Lake Woodlands Pkwy. at Turtle Creek Trail - remove stop signs on East Lake Woodlands Pkwy. at Turtle Creek Circle and replace it with pedestrian crossing signs.
- East Lake Woodlands Pkwy. at Whispering Wind Lane (both N & S) - remove stop signs on East Lake Woodlands Pkwy. at Whisper Wind Lane (N) & (S) and install speed wave north of that intersection, at the bend.
- East Lake Woodlands Pkwy at Sunflower Drive - remove stop signs on East Lake Woodlands Pkwy. and replace them with pedestrian crossing signs.
- East Lake Woodlands Pkwy at Woodlands Pkwy. - remove stop signs on East Lake Woodlands Pkwy at Woodlands Pkwy.
- East Lake Woodlands Pkwy at South Woodlands Drive. - remove stop signs on East Lake Woodlands Pkwy. and replace them with pedestrian crossing signs.
- Sunflower Dr. at South Woodlands Drive - remove stop signs on Sunflower Drive.
- Sunflower Dr. at Ashley Lane - remove stop signs on Sunflower Drive, contingent on addressing the sight lines with the sub-association responsible for the landscape on the corner.
- Woodlands Pkwy. at Holly Hill Road - remove stop signs on Woodlands Pkwy at Holly Hill Road.

Stonebriar Request: The committee recommends the installation of a pedestrian crosswalk with pedestrian crossing signage. There are two options, a lit sign and a non-lit sign. The committee recommends the lit sign be installed but has asked Stonebriar to pay the difference in cost to install a non-lit sign. Ms. Zelcs, Stonebriar HOA President, was in attendance and stated she would go back and ask her residents.

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LANDSCAPE: Mr. Picker provided the following information:

Storm Cleanup: FEMA will not reimburse the County to remove the storm debris on Duke Energy property. We have reached out to three contractors and have received cost estimates. Ms. D'Ambrosio has reached out to Duke Energy to ask if there are any requirements our contractors must meet in addition to the oversight Duke Energy will provide while the work is being done. Estimates ranged from \$40K to \$84K.

ON MOTION: Mr. Picker, Mr. S. Carollo second, unanimously approved.
RESOLVE: To proceed with removing the storm debris in an amount not to exceed \$50,000.

ON MOTION: Mr. Picker, Mr. Sherman second, unanimously approved.
RESOLVE: To proceed with the Landscape Workshop proposal to install sod at the ELW Pkwy. median at Tampa Rd., Woodlands Pkwy entrance and at East Lake Rd. entrance median in the amount of \$5,831.00.

ON MOTION: Mr. Picker, Mr. S. Carollo second, unanimously approved.
RESOLVE: To proceed with the Landscape Workshop proposal to install new plant material in the median on Woodlands Pkwy and ELW Pkwy. in the amount of \$16,300.00

DRAINAGE: Mr. G. Carollo provided the following information:

Swale Rehabilitation on ELW Pkwy between Hunters Dr. and Hunters Pl.: Mr. G. Carollo has requested a second opinion on the work that has been proposed for the swale rehabilitation.

ON MOTION: Mr. G. Carollo, Mr. Jenkins second, four (4) Yes, one (1) No
RESOLVE: To proceed with discussing the swale rehabilitation project with two other engineering firms, McAdams and RSP.

ROADS AND SIDEWALKS: Mr. Jenkins provided the following updates:

Sidewalk Trip Hazards: Met with Precision Sidewalk to discuss Phase three of the removal of the trip hazards. The committee will need to determine the budget for this year.

Gate Track Removal: To be discussed at a later date,

INSURANCE: Ms. D'Ambrosio stated ELWCA was due for the insurance valuation reported that is done every three (3) years and recommends the Board approve to move forward with the report.

ON MOTION: Mr. Jenkins, Mr. S. Carollo second, unanimously approved.
RESOLVE: To proceed with the proposal from FPAT to provide the insurance property evaluation report in the amount of \$395.00

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Next Board Meeting – 10:00AM, May 20, 2025, at M&A, 720 Brooker Creek Blvd., Suite 206, Oldsmar. FL.

Adjourned at 12:58 PM

Submitted By:



Monica D'Ambrosio, Recording Secretary

Approved By:



Jack Pickett, President