

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
June 17, 2025

President Jack Picker called a meeting of the Board of Directors of ELWCA to order at 10:02 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

Additional Attendees:

Special Guests:
Michelle Newton, IOA

MEETING MINUTES:

ON MOTION: Mr. Picker, Mr. G. Carollo seconded, unanimously approved.
RESOLVE: To waive the reading of May 20, 2025, BOD meeting minutes and approved.

IOA Insurance Renewal Presentation Michelle Newton from IOA presented her recommendation for the 2025-26 insurance policy term and the market analysis report. Ms. Newton recommended the following:

CIR/Superior Specialty – Property & Wind, General Liability and Crime
PPP/Greenwich – Directors and Officers and Umbrella
CAIS/PMA – Workers Compensation

Policy term is July 1, 2025, through June 30, 2026, at a cost of \$158,648.41 – a 22% increase over the last policy period.

ON MOTION: Ms. Rogers, Ms. Baker seconded, unanimously approved.
RESOLVE: To approve the 2025-26 insurance policies as recommended by Michelle Newton of IOA for the annual (policy term) amount of \$158,648.41.

Treasurer's Report: Ms. Miles went over the May financial statements.

Lien Report: Two units have been sent to the attorney for past due assessments and to begin the lien process.

President's Review: Mr. Picker established the Controlled Access Ad Hoc Committee. The committee is tasked with reviewing the cost of access control and providing recommendations for the 2026 budget and moving forward. Mr. Picker appointed Kate Rogers, Jermaine Jenkins, Paul Crimi and Damian Kondrotas, who will chair the committee.

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ON MOTION: Mr. Picker, Ms. Rogers seconded, unanimously approved.
RESOLVE: To approve the establishment of the Controlled Access Ad Hoc Committee and appointees.

Manager's Report: The manager's report has been included in the board meeting book in advance of the meeting. No comments or questions.

OLD BUSINESS:

Sidewalk along Woodlands Pkwy (Woodlands Estates): Mr. Jenkins is to review all the documents and correspondence and report to the Board at the July meeting.

Tampa Rd. Perimeter Wall Repair Discussion: Engineering drawings have been sent to the contractors for bidding.

NEW BUSINESS:

Woodlands Drive Split Rail Fence: The board reviewed the proposal provided by AWO.

ON MOTION: Mr. Sherman, Mr. Jenkins second, unanimously approved.
RESOLVE: To move forward with the proposal from AWO to remove rails and post from the Sunflower split rail fence that are in good condition and use them to rebuild the split rail fence on Woodlands Dr. in the amount of \$800.00.

Envera Meeting: A few members of the Board met with Envera representatives to discuss potential upgrades and enhancements to the current controlled access system. Envera will be providing additional information to the board regarding the items that were discussed.

Maintenance Contract Review: The board reviewed the upcoming expiring maintenance contracts.

ON MOTION: Mr. Picker, Ms. Rogers seconded, unanimously approved.
(one member left the room and returned after the vote)
RESOLVE: To renew maintenance contracts for one year that are scheduled to expire through the first quarter of 2026. The Board would like to consider bidding the controlled access contract in the first quarter of 2026.

COMMITTEE REPORTS:

TRAFFIC CONTROL DEVICE: Mr. S. Carollo stated a meeting with Pinellas County was scheduled for Thursday, June 26th onsite to review the locations of the requested changes to the traffic signs.

Stonebriar Request: The request for Stonebriar's pedestrian sign will be submitted to Pinellas County once the County has provided their decision on the removal of stops signs requested by the Board.

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

Swale Rehabilitation on ELW Pkwy between Hunters Dr. and Hunters Pl.: Meeting Sycamore Engineering onsite on Thursday, June 19th.

Storm Drain Cleaning: Board to ratify approval to move forward with the storm drain cleaning on Sunflower Dr. and South Woodlands Dr.

ON MOTION: Mr. G. Carollo, Mr. Jenkins seconded, unanimously approved.
RESOLVE: To approve the proposal provided by AMI to clean/vacuum the storm drains on Sunflower Dr. and South Woodlands Dr. in the amount of \$ 8,600.00.

Inlet Repairs: Mr. G. Carollo requested approval to repair the storm drain inlets within the community along ELWCA roadways.

ON MOTION: Mr. G. Carollo, Mr. Jenkins seconded, unanimously approved.
RESOLVE: To approve the proposal provided by AMI to repair the storm drains inlets within the community along ELWCA roadways in the amount of \$37,310.85.

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

Sidewalk Trip Hazards: Precision Sidewalk is scheduled to begin work June 30th.

Sidewalk Slabs: Mr. Jenkins to survey the sidewalks for slabs replacements and provide information for RFP.

Asphalt/Pothole Repairs: Survey was completed. Survey to be distributed to contractors for bid.

LANDSCAPE: Mr. Picker provided the following information:

Storm Debris Cleanup: AMI has completed the removal of the storm debris located along ELW Pkwy.

Storm Preparation: The committee is working with the landscaper to identify hazardous trees and areas that will need to be cleaned prior to the storm season.

RFID Distribution: Ms. Rogers stated the committee would be starting distribution in August with two small communities before pushing it out to the entire community.

Monument Signs: Pinellas County has requested permits be pulled for the East Lake Rd monument sign. The contractor has submitted the application and requested documents.

Communications: The next Heron deadline is July 14th.

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Next Board Meeting – 10:00AM, July 15, 2025, via Teams.

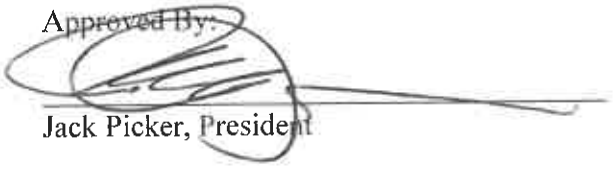
Adjourned at 11:51AM

Submitted By:



Monica D'Ambrosio, Recording Secretary

Approved By:



Jack Picker, President