

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
July 18, 2023

President Paul Burmeister called a meeting of the Board of Directors of ELWCA to order at 6:31PM, with Manager, Monica D'Ambrosio, serving as recording secretary at Management & Associates via Teams. The roll call included a quorum of:

Mary McCoy, Vice President
David Feller, Treasurer
Janie Baker, Secretary

Cliff Lucido, Director
Jack Picker, Director
Jeff Fosbrook, Director
Stephen White, Director

Absent: Ed Marks, Director

MEETING MINUTES:

ON MOTION: Mr. White, Mr. Feller seconded, unanimously approved.

RESOLVE: To waive the reading of the June 20th BOD meeting minutes and approve.

Homeowners Questions and Comments:

Pinewinds has asked to be notified prior to converting the Sunflower entrance gate to a barrier arm. They have safety concerns, should the slide gate be removed.

President's Report: Mr. Burmeister stated most items to be discussed will be captured throughout the meeting. Mr. Burmeister continues to update and track 2023 and 2024 funding forecast for year end 2023 and 2024 for planning purposes.

Treasurer's Report: Mr. Feller distributed the treasurer's report to the Board before the meeting. The Board had no comments or questions.

Mr. Feller provided the Board with a preliminary budget schedule. Ms. D'Ambrosio to distribute the schedule to the Board.

Reached out to Mankin Law for an update of the payment schedule for the resident that was in foreclosure.

Manager's Report: The manager's report has been included in the board meeting book in advance of the meeting. There were no comments/questions. The manager's report will be posted to the website.

NEW BUSINESS:

The Board ratified the proposal from Tuff Shed for the new shed at Southgate and from AMI for the sod installation at the shed location.

ON MOTION: Mr. White, Mr. Fosbrook seconded, unanimously approved.

RESOLVE: To ratify the proposal from Tuff Shed for the new shed at Southgate in the amount of \$5,865.74 and from AMI for the sod installation at the shed location in the amount of \$4,149.49.

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COMMITTEE REPORTS:

LEGAL: Mr. Burmeister provided the following updates:

ELWCA Parcel Title Search: Mr. Silberman, Association's attorney, was able to reach Mr. Deas, attorney for the developer of ELW. Mr. Silberman is working with Mr. Deas to transfer files to ELWCA that pertain to the parcels.

STRATEGIC PLANNING: Ms. Baker provided the following updates:

Woodlands Drive Split Rail Fence Replacement: Mr. Burmeister has tabled this topic. It is the understanding of the Board that there are areas of the split rail fence that are not on ELWCA property and therefore, would not be responsible for the maintenance or replacement of the fence. The area by the pond between the Walmart and Metro gate will need further discussion.

Yard of the Month: The first Yard of the Month has been awarded and will be featured in the Heron.

COMMUNICATIONS/GOVERNMENT: Ms. Baker provided the following updates:

CNCN: CNCN will not be meeting in July.

Heron: The Heron August/September issue will be going out this month.

Reader Board at SunTrust: Ms. D'Ambrosio is working with the contractor to make the necessary repairs.

RESERVE AD HOC COMMITTEE: Mr. Fosbrook provided the following updates:

The committee is making progress. Next meeting is scheduled for July 19th.

Reserve inventory has been focused on the bridges. Bridge on East Lake Woodlands Pkwy. is showing signs of deterioration (spalling concrete). It is important to address before the structural steel starts to show. Mr. Bergin, the engineer, has brought in an expert and they have provided information on a recommended product, Vortex. A proposal has been requested.

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

Silverthorne has been completed and the committee is pleased with the results.

Pavement Markings and Signage: Waiting to schedule preconstruction meeting. Contractor is not available to begin the work until end of third quarter/start of fourth quarter.

East Lake Woodlands Pkwy. Asphalt Repairs: Committee is addressing the areas of failing asphalt along East Lake Woodlands Pkwy. Reached out to contractors and are waiting to receive the proposals.

DRAINAGE: Mr. Fosbrook provided the following updates:

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South Woodlands Dr. Box Culvert: Project is going well and is on schedule.

LANDSCAPE: Mr. Picker provided the following updates:

Liberty Landscape Contract: The Board had previously reviewed and discussed the draft landscape maintenance contract. The new contract will include the current remaining term, July 1 through December 31, 2024, and extended the term an additional three years, which is set to expire December 31, 2027, at no increase to the maintenance. Mr. Picker recommended the Board approve and move forward with the contract.

ON MOTION: Mr. Picker, Mr. Fosbrook seconded, unanimously approved.

RESOLVE: To ratify the landscape maintenance contract provided by Liberty Land Management to include the current remaining term, July 1 through December 31, 2024, and extended the term an additional three years, which is set to expire December 31, 2027, at no increase to the maintenance. in the amount of \$211,200 annually (\$17,600 monthly).

CONTROLLED ACCESS: Mr. Lucido provided the following updates:

PCSO Patrols: Additional patrols yielded fifty-two (52) citations and warnings for the prior month. Stop sign violations and speeding continue to be the most frequent violations given.

Tampa Rd & Sunflower Drive Patrols: PCSO has set up additional patrols on Tampa Rd to dissuade drivers from making an illegal U-turn. This past month, PCSO wrote thirty-one tickets.

Marksman Updates: The site is fully staffed.

Communications Tower: It has come to the attention of the committee that the Rohn 25G tower ordered will not meet the Pinellas County building code of withstanding 143mph wind gusts. After speaking with Rohn and 3 Star Inc., a Rohn 55G self-supporting tower will be needed. There will be an additional cost for the larger tower. Ms. D'Ambrosio will reach out to 3 Star and arrange the return of the Rohn 25G.

Controlled Access Ad Hoc Committee: Mr. Lucido provided the following updates:

The next meeting is scheduled for July 19th at 9AM.

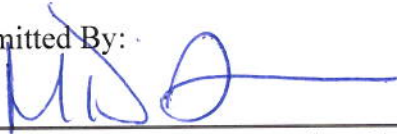
Nationwide Insurance Claim: Received notification from Nationwide insurance that they are looking to be reimbursed for damage done to a vehicle on April 7, 2023, exiting the Sunflower gate. The information provided has been forwarded to ELWCA's insurance provider. We do not have any information pertaining to this alleged incident.

Next Board Meeting – 8:00 AM, August 15, 2023, via Teams.

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Meeting Adjourned at 7:46 PM.

Submitted By:



Monica D'Ambrosio, Recording Secretary

Approved By:



Mary McCoy, Vice President