

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
September 19, 2023

President Paul Burmeister called a meeting of the Board of Directors of ELWCA to order at 6:30 PM, 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

Jack Picker, Director
Cliff Lucido, Director
Stephen White, Director
Ed Marks, Director

MEETING MINUTES:

ON MOTION: Mr. Marks, Ms. McCoy seconded, unanimously approved.

RESOLVE: To waive the reading of the August 15th BOD meeting minutes and approve.

Homeowners' Questions and Comments:

There were no homeowners' questions or comments submitted this month.

President's Report: Mr. Burmeister stated most items to be discussed will be captured throughout the meeting with the individual committee reports. The HOA presidents meeting has been pushed back to October. The budget workshop is scheduled for September 25th. The project worksheet continues to be updated.

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 distributed the draft 2024 budget reserve cash flow to the Board and has asked the members to review prior to the budget workshop meeting, scheduled for September 25th.

The collection policy is being updated and will be distributed to the Board for review shortly.

Elizabeth Wadsworth will be retiring this month.

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:

Equipment Maintenance & Repair Logs: Logs are to help keep historical records. Mr. Burmeister, Mr. Feller, Ms. McCoy, and Ms. Baker will be working on a format to present to the Board next month.

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
September 19, 2023

COMMITTEE REPORTS:

LEGAL: Mr. Marks provided the following updates:

Parcel Research: Mr. Marks, Mr. Burmeister, and Mr. White met with the litigation attorneys, Mr. Gilbert, and Mr. Neuman to discuss the next steps and options available to ELWCA.

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

Heron: The Heron is in process for October/November issue. A new section will be added that takes a look at the history of our community and surrounding area.

CNCN: CNCN did not have a forum this month. CNC President to attend the ELW HOA Presidents meeting.

STRATEGIC PLANNING: Ms. McCoy provided the following updates:

East Lake Road Marquee: Due to County requirements, work is scheduled to start mid-October.

Yard of the Month: Program is doing well.

LANDSCAPE: Mr. Picker provided the following updates:

ON MOTION: Mr. Picker, Mr. Marks seconded, unanimously approved.
RESOLVE: To proceed with Liberty's proposal to remove three palmettos on Woodlands Blvd. in the amount of \$450.

ON MOTION: Mr. Picker, Mr. Marks seconded, unanimously approved.
RESOLVE: To authorize the Committee Chairs to spend up to \$2,500 without Board approval so long as the item is listed in the approved budget or if not listed, within the current budget.

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

Pavement Markings and Signage: Mr. Bergin, civil engineer, has completed the contract for the 2023 pavement markings and signage project. The contract will be distributed for signatures.

Sidewalk Repairs: Repairs are scheduled to begin October 13th.

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
September 19, 2023

CONTROLLED ACCESS. Mr. Lucido provided the following updates:

PCSO Patrols: Additional patrols yielded thirty (30) citations and warnings for the prior month. Stop sign violations and speeding continue to be the most frequent violations given.

Marksman Updates: The site is fully staffed. Equipment is in working order. All gates are operational.

Communications Tower: Arrangements have been made to return the 25G Rohn tower and exchange it for the 55G Rohn tower. Portable radios have been sent in for programming.

DRAINAGE: Mr. Fosbrook provided the following updates:

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

RESOLVE: To ratify the AMI change order for the box culvert on South Woodlands Drive in the amount of \$8,500.

DRAINAGE INSPECTION WORK:

Bridge by Enclave: Initial findings show no immediate repair needed.

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

RESOLVE: To ratify the GHD proposal to inspect all ELWCA bridges and box culverts and provide an analysis of each with recommendations in the amount of \$14,000. inspection

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

The committee is using the draft report provided by Mr. Bergin, the civil engineer, to complete the reserves.

CONTROLLED ACCESS AD HOC COMMITTEE:

ON MOTION: Mr. White, Mr. Lucido seconded, seven members approved, one member voted no.

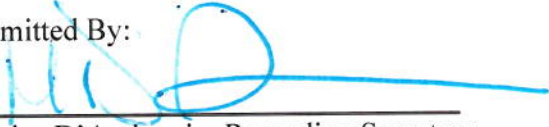
RESOLVE: To motion to approve moving forward with Envera and to provide Monica with the authority to notify Envera of ELWCA's intent to accept their proposal along with our interest in proceeding to contract pending resolution of any outstanding issues

Next Board Meeting – 8:00AM, October 10, 2023, at M&A conference room.

Meeting Adjourned at 8:09PM.

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
September 19, 2023

Submitted By:



Monica D'Ambrosio, Recording Secretary

Approved By:



Paul Burmeister, President