

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
October 17, 2023

President Paul Burmeister called a meeting of the Board of Directors of ELWCA to order at 8:08 AM, 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

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

Absent: Janie Baker, Secretary

MEETING MINUTES:

ON MOTION: Mr. Feller, Mr. Marks seconded, unanimously approved.
RESOLVE: To waive the reading of the September 19th 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 will be on October 25th at 7 PM at the Country Club.

Treasurer's Report: Mr. Feller distributed the treasurer's report to the Board prior to the meeting. The Board had no comments or questions. Mr. Feller provided an update in the language for the ELWCA's collection policy stating the policy in which a payment plan may be extended to a resident who is past due on their assessments.

ON MOTION: Mr. Feller, Mr. Marks seconded, unanimously approved.
RESOLVE: To approve the updated ELWCA collection policy adding policy in which a payment plan may be extended to a resident who is past due on their assessments.

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.

COMMITTEE REPORTS:

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

Received the preliminary report from GHD. Report has been shared with the Board. Recommendations from the report, Daniel Bergin and the committee have been taken into consideration for the 2024 reserve budget.

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The Board discussed continuing the reserve ad hoc committee and is to be discussed at the November meeting.

2024 BUDGET: Mr. Feller presented the draft 2024 budget to the Board and open it up to discussion. The Board made a few changes. The approved budget included a 6.5% increase for contract HOAs and 6.8% for bound HOAs.

ON MOTION: Mr. Lucido, Ms. McCoy seconded, unanimously approved.
RESOLVE: To approve the 2024 budget with increases of 6.5% for contract HOAs and 6.8% for bound HOAs.

The Board reviewed and discussed the Affordable Work Orders contract renewal for 2024. The Board discussed and decided not to renew it in 2024.

ON MOTION: Mr. White, Mr. Picker seconded, unanimously approved.
RESOLVE: To not renew the Affordable Work Order for community trash pickup contract for 2024.

DRAINAGE: Mr. Fosbrook provided the following updates:

GHD preliminary report stated the Enclave bridge was in no need of immediate repair. The bridge will be monitored and is scheduled for repair in 2025.

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

Pedestrian Crossings: AMI has completed the concrete work.

Pavement Markings and Signage: We are waiting for the start date for the pavement markings.

Traffic Signage: AMI has the new traffic signs. We are waiting for an install date. Electronic message boards will go up two or three days before new signs are installed.

Sidewalk Repairs: Repairs have begun.

STRATEGIC PLANNING: Ms. McCoy provided the following updates:

East Lake Road Marquee: Due to County requirements, we are hoping to have permits before the end of the year.

Yard of the Month: Program is doing well.

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COMMUNICATIONS/GOVERNMENT: Mr. Burmeister provided the following updates:

Heron: The Heron has been delivered to the residents.

LEGAL: Mr. Marks provided the following updates:

Parcel Research: Mr. Marks stated there are no updates to report. Attorneys continue to work on the matter.

LANDSCAPE: Mr. Picker provided the following updates:

Two hazardous trees will be removed by Nature Coast.

CONTROLLED ACCESS. Mr. Lucido provided the following updates:

No meeting was held in October.

Communications Tower: Permit application has been submitted to the County. Red light will not be needed for the top of the tower.

MISCELLANEOUS:

Mr. Picker suggested moving the morning board meetings to 8:30AM in 2024. The Board discussed and agreed.

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

RESOLVE: To approve changing the morning ELWCA board meeting start time to 8:30AM in 2024.

Next Board Meeting – 6:30PM, November 21, 2023, via Teams.

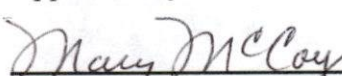
Meeting Adjourned at 9:34AM.

Submitted By:



Monica D'Ambrosio, Recording Secretary

Approved By:



Mary McCoy, Vice President