

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.

February 16, 2022

Manager's Report

Meetings Attended:

Date	Description
January 18, 2023	Monthly Meeting with Club
January 20, 2023	Met with Affordable Contracting regarding the Marquee Sign
January 25, 2023	Met with County Commissioner
January 30, 2023	Meeting with Lake Brothers regarding ponds
February 2, 2023	Meet with Roads & Sidewalk Committee on-site to discuss areas submitted by residents
February 9, 2023	Meet with board members at Woodlands Dr. to discuss fence concerns
February 13, 2023	2022 Year End Audit Call
February 14, 2023	Landscape Inspection Controlled Access Monthly Meeting Strategic Planning Monthly Meeting
February 21, 2023	Board Meeting

PROPERTY PROJECTS AND UPDATES:

DSX Gate/Barcode System:

Phase one is scheduled to be implemented on March 6th 2023. Phase one restricts access at all the gates to active barcodes in the system.

Draft of letter to non-member communities to be reviewed by the Board at the January meeting. Additional implantation planning to be discussed at the January BOD meeting.

Annual Meeting Notification:

Receive five intents to run for the BOD. No election will be had at the March 21st annual meeting. All five candidates will be appointed to the BOD.

Second notice is scheduled to be mailed out Tuesday, February 21st.

ELW HOA President's Meeting:

Meeting has been schedule for Wednesday, April 12 at 7PM at the Club.

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Security Staff:

No updates

Post Orders:

Post Orders have been reformatted. The documents are to be reviewed and approved by the Board.

Duke Energy Berm on East Lake Woodlands Pkwy:

Duke Energy has removed a section of fence along the small Walmart parking lot. I have spoken to Duke Energy and requested to have the fence reinstalled. They have denied our request but we continue to discuss with Duke our concerns and persuade Duke to replace or allow an alternative.

Marquee Sign East Lake Rd. & Tampa Rd.:

Signoarama has provided their proposal and will be reviewed at the January BOD meeting.

Perimeter Wall along Tampa Road and East Lake Road:

Proposals have been given to the Club for review, Aaron Lucas, GM, has forwarded the information to his corporate headquarters for approval. We will follow up at the next monthly meeting. No increase in the proposal provided by LDR.

Heatherwood/Laurel Oaks/Woodlands Blvd. Line-of- Sight Issue:

Sod has been installed. Project has been completed.

ELW Street Striping and Signage:

Civil on Demand to join the February meeting to go over the construction documents.

Silverthorne Sidewalk/Drainage Repair:

Civil on Demand to join the February meeting to go over the construction documents.

GATE CLAIMS:

Date of Incident: August 10, 2022, Sunflower Exit Gate

02.03.23 Emailed and left voicemail for claim agent.

Spoke with claim agent and sent him all the information I had. He is waiting for information from his client.

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Date of Incident: December 28, 2022 at 3:25PM Sunflower Exit Gate, PCSO #SO22-407258
Submitted invoice through FedEx electronic portal as requested by FedEx and they have provided a claim number. Sent follow up email on 02.08.23.

Date of Incident: January 18, 2023 at 4:03PM SunTrust Entrance Gate, PCSO # SO23-20002
01.20.23 Video of vehicle running the gate arm has been provided to the driver/owner of the vehicle. He states the arm came down on his car and caused damage. Resident has been invoiced.

Date of Incident: January 19, 2023 at 11:27PM Sunflower Exit Gate, PCSO # none
Video shows TECO's crew tampering with the gate sensor. Claim has been submitted to TECO. Claim was approved and a check has been sent. The sensor has been replaced.

Date of Incident: January 20, 2023 at 5:04PM South Gate Visitors Arm, PCSP# none
Resident tailgating ran through the gate. Resident admitted she was at fault. Gate was not damaged before the incident. No further action being taken at this time.