

**EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**April 16, 2024**

President Steve White 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:

Kate Rogers, VP  
Janie Baker, Secretary  
John Crist, Treasurer

Jack Picker, Director  
Ed Marks, Director  
Jeffrey Sherman, Director  
Santo Carollo, Director

Absent: Cliff Lucido, Director

**MEETING MINUTES:**

**ON MOTION:** Mr. Marks, Ms. Rogers seconded, unanimously approved.

**RESOLVE:** To waive the reading of March 19, 2024, BOD meeting minutes and approve.

**President's Review:** Mr. White provided the following updates:

Homeless Camp – The camp is located on Duke Energy's property, and it is their responsibility to resolve this. We have reached out to Dave Egger's office, County Commissioner, and they have provided a contact at Duke. We Have reached out and waiting for a response. In the interim, we have gotten two quotes to have the camp items removed. Mr. Sherman to draft letter to Duke Energy.

Gates/Envera – There are concerns with the Sunflower gate. A committee will be established to discuss, review, and make recommendations on how best to resolve the concerns. Members assigned to the committee are Mr. Sherman, Mr. Marks, Mr. Picker.

**ON MOTION:** Mr. White, Mr. Marks seconded, unanimously approved.

**RESOLVE:** To establish the Sunflower Entrance Committee with Mr. Sherman, Mr. Marks, Mr. Picker as committee members.

Resident Gates at Tampa and East Lake Rd. – With the installation of the kiosk there is a concern visitors will use the resident gate only to access the community. It is imperative that signage be looked at and it is made clear and as visitor vehicles approach the gate, they are clearly instructed to use the left lane.

Gate Agreements: Mr. Marks and Mr. Sherman are reviewing the gate agreements and the court's final judgement to ensure we meet our obligations under those documents. Quail Forest has returned comments on the requested Exhibit B changes.

**Treasurer's Report:** Mr. Crist provided the following updates:

FCB CD - CD expired April 2024. The CD will be cashed out and monies deposited in the Service First operating account.

**EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**April 16, 2024**

Centennial Bank Interest Rate – Need to reach out to Centennial bank to see what the interest rate is on the account. If the interest rate is not competitive, the monies should be moved to a more competitive interest-bearing money market account.

**Manager's Report:** The manager's report has been included in the board meeting book in advance of the meeting.

**New Business:**

New Committees –

RFID Distribution Committee:

**ON MOTION:** Mr. Picker, Mr. Marks seconded, unanimously approved.

**RESOLVE:** To establish the RFID Distribution Committee with Ms. Rogers, Ms. Baker, Mr. Picker, Mr. White as committee members.

Traffic Control Devices Committee:

**ON MOTION:** Mr. White, Mr. Sherman seconded, unanimously approved.

**RESOLVE:** To establish the Traffic Control Devices Committee with Mr. Crist, Mr. Marks, Mr. Carollo as committee members.

Monument Sign – Project is on hold and has been sent back to committee for review.

Shed Painting:

**ON MOTION:** Mr. Picker, Mr. Marks seconded, unanimously approved.

**RESOLVE:** To proceed with the proposal from Integrity Paint to paint the shed at Tampa Rd. in the amount of \$1,175.

Guardhouse AC Maintenance Contract:

Received proposals for AC maintenance. Need to verify Superior Heating and Cooling estimate is for both units.

**ON MOTION:** Mr. White, Mr. Marks seconded, unanimously approved.

**RESOLVE:** To proceed with the contract for AC maintenance at the guardhouse with a contract number not to exceed \$300 a year for both AC units.

**COMMITTEE REPORTS:**

**COMMUNICATIONS:** Ms. Baker provided the following updates:

Heron – Has been mailed.

CNCN – Upcoming forum is May 20<sup>th</sup> at 7PM at East Lake Community Library to discuss cyber security with a representative of the FBI.

**EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**April 16, 2024**

**LEGAL:** Mr. Marks provided the following updates:

Parcels – Investigator should provide report by the end of the day.

**DRAINAGE:** Mr. Fosbrook provided the following updates:

Met with contractor to discuss eight areas that will need work. Mr. Fosbrook to provide the cope of work and estimate for the work needed at the eight areas.

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

Routine sidewalk repairs continue to be assessed. The committee is discussing the installation of a pedestrian crosswalk at ELW Pkwy and Woodlands Blvd.

There is money in the reserve budget for 2024 that will need to be revisited and determined if those projects will happen this year or be postponed.

**LANDSCAPE:** Mr. Picker provided the following updates:

Nature Coast has provided a proposal to remove the twelve stumps along Sunflower in the amount of \$1,500. The work has been approved by Mr. Picker. Nature Coast to provide date when the work will be completed.

The drainage swells on Woodlands Blvd. along the entrance of Stonebriar have been completed.

Liberty has provided a quote to remove the current plants and install firebush plants at the center median on ELW Pkwy along Turtle Creek in the amount of \$1,280. Mr. Picker had approved the work. Liberty to provide a date when the work will be completed.

Liberty Land Management has merged with Landscape Workshop out of Alabama. We are not expecting any changes in contract or services.

**CONTROLLED ACCESS:** Mr. White provided the following updates:

Tower Installation Update: The construction documents and additional language have been submitted to the County. We are waiting for one approval for permit approval. We have submitted a request for extension to complete the tower with the FCC.

**MISCELLANEOUS:**

Mr. Picker has noticed trash on the property and requested the Board reconsider a trash pickup contract to handle the smaller trash that is left behind and accumulates.

**EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**April 16, 2024**

**Next Board Meeting** – 10:00AM, May 21, 2024, at Management & Associates, 720 Brooker Creek Blvd., Suite 206, Oldsmar, FL.


**Adjourned at 12:00 PM**

Submitted By:



Monica D'Ambrosio, Recording Secretary

Approved By:



Steve White, President