

**EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**February 20, 2024**

President Steve White called a meeting of the Board of Directors of ELWCA to order at 10:01AM, 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

Homeowners: Jeff Fosbrook  
Bill Backus, Deerpath

**MEETING MINUTES:**

**ON MOTION:** Mr. Marks, Mr. Picker seconded, unanimously approved.  
**RESOLVE:** To waive the reading of the January 16, 2024, BOD meeting minutes and approve.

**VOTE TO ELECT NEW OFFICER:**

**ON MOTION:** Mr. White, Mr. Picker seconded, unanimously approved.  
**RESOLVE:** To elect Ms. Rogers as Vice President of the ELWCA HOA Board of Directors.

**APPOINT NEW BOARD MEMBERS TO VACANT POSITIONS:**

**ON MOTION:** Mr. White, Mr. Picker seconded, unanimously approved.  
**RESOLVE:** To appoint Mr. Jeffrey Sherman and Mr. Santo Carollo to the ELWCA HOA Board of Directors to fill vacant positions for the remaining term of one-year.

**President's Review:** Mr. White provided the following update:  
ELWCA HOA presidents meeting is scheduled for tomorrow night at 7PM. Will be presenting a top-level overview of the Envera system for ELW.

Mr. Lucido and Mr. Picker met with Marksman to discuss the 2024 contract.

**Treasurer's Report:** Mr. Crist provided the following update:  
Lien Status Report: Lien foreclosure pending. Motion for final judgment hearing scheduled for February 15, 2024, at 9:30AM. Ms. D'Ambrosio to follow up with Mankin Law of result.

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

**COMMITTEE REPORTS:**

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

Heron: March 15 is the deadline for articles.

CNCN Updates: CNCN will be holding the County Commissioners Forum on March 20<sup>th</sup> at 7PM at the library.

Envera Communications: The committee is working on how best to communicate the information to residents.

Monument Sign: The monument sign is on hold while the committee looks to find a sign designer to assist with the project.

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

Parcel Update: Mr. Marks has approved moving forward with the attorney's recommendation to engage a private investigator to locate the information needed.

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

Mr. Fosbrook provided the Board with the bi-annual drainage inspection report. Mr. Fosbrook recommends the Board approve item number one in the report, to cut back the area on Woodlands Pkwy. between Holly Hill and the tennis courts in the amount of \$11,835.79.

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

**RESOLVE:** To approve AMI's proposal to cut back the area on Woodlands Pkwy. between Holly Hill and the tennis courts in the amount of \$11,835.79.

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

Asphalt Markings and Signage Project: all that is remaining is some touch ups.

Signage Traffic – All scheduled signage has been installed. Mr. White and Mr. Bergin, civil engineer, continue to discuss and respond to residents' objections to new traffic signage.

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

Mr. Picker recommends moving forward with four budgeted landscape projects:

**ON MOTION:** Mr. Picker, Ms. Rogers seconded, six members approved, two members did not approve.

**RESOLVE:** To approve Nature Coast's proposal to remove 53 tree stumps in various areas within the community and resod areas where the stump was removed in the amount of \$11,925.

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

**RESOLVE:** To approve Liberty Landscape Management's proposal to remove all plant material back to the Geiger Tree, graded to prepare for the installation of five thousand five hundred (5,500) square feet of St Augustine Sod and adjust the irrigation to ensure proper coverage of new sod. in the amount of \$8,584.

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

**RESOLVE:** To approve Nature Coast's proposal to remove cluster of Brazilian Pepper trees along ELW Pkwy and Sedgefield Court in the amount of \$2,800 and cutback and tree removal of plant material and Brazilian Pepper trees along ELW Pkwy between Greybrooke Place and Greenhaven III in the amount of \$9,000, for a total of \$11,800.

**CONTROLLED ACCESS:** Ms. D'Ambrosio provided the following updates:


Communications Tower Update: One item is open on the permit application, requiring additional engineer review. Mr. has been engaged to help resolve the last open item.

**MISCELLANEOUS:**

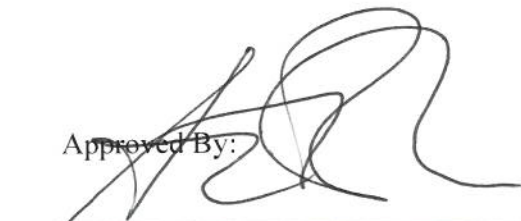
**Next Board Meeting** – 5:30PM, March 19, 2024, at Ardea Country Club, 1055 ELW Pkwy., Oldsmar, FL.

**Adjourned** at 11:16AM

Submitted By:

  
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Monica D'Ambrosio, Recording Secretary

Approved By:

  
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Steve White, President