

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
May 21, 2024

President Steve White called a meeting of the Board of Directors of ELWCA to order at 10:05 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
Cliff Lucido, Director
Santo Carollo, Director

Absent: Jeffrey Sherman, Director

Homeowners:
Keith Crank, Worthington
Bill Bakus, Deerpath
Jeff Fosbrook

Victoria, Stonebriar
Venessa Carollo
Karen and Jermine Jenkins

MEETING MINUTES:

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

RESOLVE: To waive the reading of April 16, 2024, BOD meeting minutes and approve.

Homeowners Comments/Questions:

Stonebriar is requesting a three way stop at their entrance and pedestrian crosswalk.
Traffic Study discussed at the last meeting will be discussed at this meeting.
Increase in police officers within the community concern.

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

Additional Patrols – Spoke with Sgt. Redmon this morning to discuss the community's concern and expectations regarding traffic enforcement within the community.

Homeless Camp – Pinellas County code enforcement has been called and a complaint has been submitted.

Gates/Envera – Installation of equipment and software is complete. Balance of contract is due.

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

RESOLVE: To process Envera invoice for the balance due on the contract in the amount of \$25,793.22

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

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Mr. Crist would like to close the Centennial account and move the funds to a higher interest rate bearing account. Mr. Crist will have a recommendation at June's meeting.

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

COMMITTEE REPORTS:

CONTROLLED ACCESS: Mr. Lucido provided the following updates:

Tower Installation Update: Waiting for the County's approval. We have submitted a request for extension to complete the tower with the FCC.

Marksman 2024 Contract: Marksman agreed to all requested changes except for section 13, paragraph (h) No Retention or Hiring of Marksman Employees.

ON MOTION: Mr. Marks, Mr. Sherman seconded, unanimously approved.
RESOLVE: To approve the 2024 Marksman security contract for one year with an annual renewal with a base annual amount of \$371,038.72.

Rover Responsibilities: Mr. Lucido provided copies of the current post orders for the post captain and rover for the Board to review and provide comments/suggestions for updating the post orders.

Golf Cart Community: The Board discussed designating ELW as a golf cart community. If approved, the Board will work with the County and PCSO to ensure ELWCA meets all the requirements.

ON MOTION: Mr. White, Ms. Rogers seconded, unanimously approved.
RESOLVE: To approve designating ELW as a golf cart community.

DRAINAGE: Mr. Fosbrook provided the following updates:

Drainage Maintenance: Mr. Fosbrook recommends the following items on the proposal from AMI for drainage maintenance be approved:

\$ 12,000.00	Woodlands Blvd. Bridge
\$ 2,650.00	ELW Pkwy Flume
\$ 8,380.00	Pinnacle 3 rd Entrance on ELW Pkwy – MH pipe and paving repair.
\$ 12,103.00	Woodlands Pkwy near pumphouse - remove PVC pipe and restore grade of swale.
\$ 7,700.00	ELW Pkwy across from Clubhouse – swale repair under Duke ROW
\$ 500.00	ELW Pkwy at Tennis courts – remove reeds and root structure
	Vacuuming/jetting and TV lines
\$ 7891.00	ELW Pkwy behind Greenhaven 3 and Aberdeen 2
\$ 2,415.00	Sunflower Dr. at Greenhaven 1

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\$ 0.00	Clear MH at Cross Creek
\$ 1,332.00	ELW Pkwy at Warwick Hills
\$ 3,530.00	ELW Pkwy. across from Warwick Hills potential repair of the above at Warwick Hills
\$ 58,501.00	Total

ON MOTION: Mr. Marks, Mr. Crist seconded, unanimously approved.

RESOLVE: To approve AMI proposal for drainage maintenance in the amount of \$58,501.

Drainage Inspection: Bi-annual inspection is scheduled for Wednesday, May 22 at 9AM.

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

The committee is reviewing asphalt repairs at Woodlands Dr.

TRAFFIC CONTROL DEVICE: Mr. Carollo provided the following updates:

The committee requested three proposals to perform a traffic survey of the community. One contractor declined; two contractors provided proposals. The committee recommends moving forward with Florida Engineering Consulting. A copy of the proposal has been provided to the Board for review.

ON MOTION: Mr. White, Mr. Marks seconded, Six Members Approved, Two Members did not approve.

RESOLVE: To move forward with the proposal provided by Florida Engineering Consulting in the amount of \$21,800.

SUNFLOWER GATE REVIEW: Mr. Marks stated there are no updates at this time.

SIGNAGE COMMITTEE: Ms. Rogers provided the following updates:

The committee is evaluating the signage at all the entrances to ensure the required signage is posted and there is consistency at all the entrances.

The committee has reached out to ELWCA's insurance companies to get their input.

RFID DISTRIBUTION: Ms. Baker provided the following updates:

The committee has provided a first draft of the first letter to be sent to the residents providing instructions and expectations for the upcoming RFID distribution, with a second letter to follow. The committee will start working on the draft of the second letter.

Residents will be notified, RFIDs must be affixed to their vehicle windshield in order to allow the equipment to read the RFID.

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The committee is working with Envera on a website/database for the initial collection of information needed for the RFID distribution.

COMMUNICATIONS: Ms. Baker provided the following updates:

Heron: The Heron has gone out to print.

CNCN: The forum on May 20th to discuss cyber security with a representative of the FBI went well.

LEGAL: Mr. Marks stated there were no updates:

LANDSCAPE: Mr. Picker provided the following updates:

The tree stumps identified needing to be removed along Sunflower Dr, have been completed.

The committee has identified a hazard Maple tree on Woodlands Blvd. at Cross Creek that will need to be removed at a cost of \$1,350.00.

The committee recommends reconsidering employing at the minimum weekly trash pickup around the community. There is an accumulation of trash since the contract was cancelled for 2024. A proposal has been requested from the prior contractor.

Next Board Meeting – 10:00AM, June 18, 2024, via Teams.


Adjourned at 10:00 AM

Submitted By:



Monica D'Ambrosio, Recording Secretary

Approved By:



Steve White, President