

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
June 18, 2024

President Steve White called a meeting of the Board of Directors of ELWCA to order at 10:02 AM via Teams, with Manager, Monica D'Ambrosio, serving as recording secretary. 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
Jeffrey Sherman, Director

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

Paul Crimi, Aberdeen
Jermaine Jenkins

Special Guest: Michelle Newton. IOA

MEETING MINUTES:

ON MOTION: Ms. Rogers, Mr. Marks seconded, unanimously approved.
RESOLVE: To waive the reading of May 21, 2024, BOD meeting minutes and approve.

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

Homeless Camp – Pinellas County Code Enforcement reached out to Duke Energy and had them remove all the trash and debris.

Golf Cart Community – The golf cart community sign language has been sent for approval by the County and Sherriff's Office. Once approved, notice can be given to the residents.

Insurance: Michelle Newton from IOA presented her recommendation for the 2024-25 insurance policy term and the market analysis report. Ms. Newton recommended the following:

CIR/Superior Specialty – Property & Wind, Geneal Liability and Crime
PPP/Greenwich – Directors and Officers and Umbrella
CAIS/PMA – Workers Compensation

Policy term is July 1, 2024, through June 30, 2025, at a cost of \$130,492 – a 12% increase over the last policy period.

ON MOTION: Ms. Rogers, Mr. Lucido seconded, unanimously approved.
RESOLVE: To approve the 2024-25 insurance policies as recommended by Michelle Newton of IAO for the annual (policy term) amount of \$130,492.

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June 18, 2024

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

Mr. Crist recommends closing the Centennial account and moving the funds to the Raymond James sweep account earning an annual 5%.

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

RESOLVE: To close the Centennial account and move the funds to the Raymond James sweep account earning an annual 5%.

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

COMMITTEE REPORTS:

LEGAL: Mr. Marks provided the following updates:

Parcels: The attorneys have recommended the Board file a quit claim deed which would transfer title in seven (7) years. Must have a good-faith-belief the property should have been titled to ELWCA. There is a risk someone may challenge, though unlikely. Discussion has been tabled until next month to allow the BOD members to review the information.

SUNFLOWER GATE COMMITTEE REPORT: Mr. Marks gave the following updates:

The committee recommends keeping the Sunflower entrance as a private, resident only entrance. They recommended improving the signage and asked to consider moving the "private road ahead" sign closer to the entrance, adding reflective yellow tape around the perimeter of the larger "Bar-Code Entrance" signs, and adding a "No trucks or trailers" sign to the middle of those signs.

COMMUNICATIONS: Ms. Baker provided the following updates:

Heron: The deadline for submission is July 15th.

CNCN: Will be running their political forums up to the election.

RFID DISTRIBUTION: Ms. Baker provided the following updates:

The committee met with Envera to discuss a way to collect the resident information and assign RFIDs for the initial distribution. Envera is working on a database structure to facilitate the collection of data. The committee and Envera will meet July 3rd to review the database structure.

The committee recommended RFIDs be distributed for all new and replacement barcodes only.

ON MOTION: Mr. Picker, Mr. Crist seconded, 8 approved, 1 opposed.

RESOLVE: To approve distributing RFIDs for all new vehicles and replacements at a purchaser cost of \$30 each.

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June 18, 2024

CONTROLLED ACCESS: Mr. Lucido provided the following updates:

PCSO golf cart flyers have been distributed to the BOD members.

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

Rover Responsibilities: The committee is working on a draft.

TRAFFIC CONTROL DEVICE: Mr. Carollo stated there were no updates:

Mr. White appointed Mr. Rajesh Patel to the committee.

ON MOTION: Mr. White, Mr. Carollo seconded, unanimously approved.

RESOLVE: To appoint Mr. Rajesh Patel to the Traffic Control Committee

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 requested a bid for the signs that will be recommended.

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

Mr. White appointed Mr. Jermaine Jenkins to the committee.

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

RESOLVE: To appoint Mr. Jermaine Jenkins to the Roads and Sidewalk Committee.

Sidewalk Repairs: The committee has reached out to the contractor to request bids for the remaining areas that need repair.

Pressure Washing: Bid requests were sent to four contractors. Community has been split into three sections, one section to be done every year, providing a rotating schedule. The Tampa Rd. and East Lake Rd. entrance will be done annually. The committee is recommending the contract be awarded to Green Earth Power Washing. May need to add additional areas. Year-one amount to be spent will not exceed \$8,000.

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

RESOLVE: To approve Green Earth Power Washing to complete pressure washing of section one and not to exceed \$8,000.00.

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DRAINAGE: Mr. Fosbrook provided the following updates:

GHD has provided the final draft report. The committee and the civil engineer are to review it and provide comments and/or approval.

Pond Erosion: The Board will need to start reviewing pond conditions and start a maintenance program for ELWCA ponds.

LANDSCAPE: Mr. Picker provided the following updates:

Removed one hazard maple on Woodlands Blvd. The committee will be looking at three additional trees that have been reported as hazardous.

East Lake Water has restored the irrigation, and our contractor will begin installation of projects that were approved earlier in the year.

Community Trash Pickup: Affordable Work Orders provided a quote for weekly trash pickup/removal from ELWCA roads, ponds, and common areas.

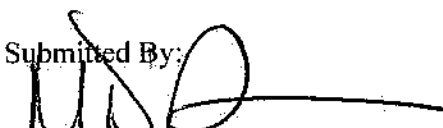
ON MOTION: Mr. White, Mr. Lucido seconded, unanimously approved.

RESOLVE: To approve weekly trash pickup/removal from ELWCA roads, ponds, and common areas in the amount of \$6,780 annually.

Next Board Meeting – 10:00AM, July 16, 2024, via Teams.


Adjourned at 11:39 AM

Submitted By:



Monica D'Ambrosio, Recording Secretary

Approved By:



Steve White, President