

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
August 20, 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

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

Absent: Santo Carollo, Director
John Crist, Treasurer
Cliff Lucido, Director

Homeowners:
Jeff Fosbrook
Bill Bakus, Deerpath
Rajesh Patel

MEETING MINUTES:

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

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

2025 Budget Draft – The draft budget is being completed and will be distributed to the BOD soon. Budget meetings will be scheduled for September.

Treasurer's Report: Ms. D'Ambrosio provided the following updates:

The association is on budget for FY 2024.

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

NEW BUSINESS:

Budget Season: Budget schedules will be provided soon to the committee chairs. Budget meeting will be scheduled for September 2024 and the budget will be approved at the October 2024 BOD meeting.

COMMITTEE REPORTS:

LEGAL: Mr. Marks provided the following updates:

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Mr. Marks recommends the BOD to move forward with a quit claim on the four parcels previously discussed.

ON MOTION: Mr. Marks, Ms. Rogers seconded, 5-Yes, 1-No, motion passes.
RESOLVE: To move forward with the quit claim on the for parcels previously discussed.

COMMUNICATIONS: Ms. Baker provided the following updates:

Heron: September 26th is the deadline for the October/November issue.

RFID DISTRIBUTION: Ms. Rogers provided the following updates:

Ms. Rogers spoke to Envera, and they should meet the October 1st deadline and provide the resident interface for the RFID registration. Envera has provided milestone dates, and the committee will track the dates.

CONTROLLED ACCESS: Mr. White provided the following updates:

Tower Installation Update: The tower has been installed.

Post Orders: the committee has been tasked with updating the document. The committee has also been tasked with reviewing the rover shifts to see if improvements can be made, as well as seeing where services can be improved.

SIGNAGE COMMITTEE: Ms. Rogers provided the following updates:

The committee has received and reviewed one bid for the new signs and is waiting for a second bid. Ms. Rogers is requesting authorization to proceed with the project after the committee has reviewed the second bid and is asking for a not to exceed number of \$5,000.

ON MOTION: Ms. Rogers, Ms. Baker seconded, unanimously approved.
RESOLVE: To approve a not to exceed number of \$5,000 to proceed with the new entrance signs after receiving and reviewing the second bid.

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

The committee has received a bid to repair sidewalks on Sunflower Drive and South Woodlands Dr. Mr. White is recommending proceeding with the work and requesting a not to exceed number of \$35,000 for sidewalk repairs.

Mr. White is also requesting a not to exceed number to replace broken/cracked sidewalk slabs of \$35,000.

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ON MOTION: Mr. White, Mr. Marks seconded, unanimously approved.
RESOLVE: To approve a not to exceed number of \$35,000 for the repair of sidewalks and an additional, not to exceed, \$35,000 to replace broken/cracked sidewalks slabs along Sunflower Dr. and South Woodlands Dr.

DRAINAGE: Mr. Fosbrook provided the following updates:

The tropical storm has shown there are areas of flooding that need some attention. Mr. Fosbrook recommends reaching out and engaging with the HOAs and Ardea Country Club regarding the maintenance and upkeep of the drainage system. It is the responsibility of the individual HOAs and the country club to maintain their portion of the drainage system.

LANDSCAPE: Mr. Picker provided the following updates:

Tree Trimming 3-Year Contract: Nature Coast (Landscape Workshop) will be renewing the 3-year tree trimming contract with no increase.

ON MOTION: Mr. Picker, Mr. Marks seconded, unanimously approved.
RESOLVE: To approve renewal of Nature Coast (Landscape Workshop) 3-year tree trimming contract with no increase.

Sod Replacement Proposal: Mr. Picker recommends installing approximately 250 sqft of sod at the end cap of the Tampa Rd. guardhouse median and approximately 2,720 sqft of sod at the SunTrust entrance medians.

ON MOTION: Mr. Picker, Ms. Rogers seconded, unanimously approved.
RESOLVE: To approve the sod replacement proposal from Landscape Workshop of approximately 250 sqft of sod at the end cap of the Tampa Rd. guardhouse median and approximately 2,720 sqft of sod at the SunTrust entrance medians in the amount of \$5,831.00.

HOLIDAY DECORATIONS: Ms. D'Ambrosio provided the following updates:

Decorating Elves have provided the quote for the 2024 holiday season and the number is within budget.

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

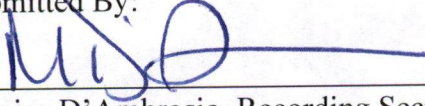
Florida Engineering has not provided the traffic study report yet.

Next Board Meeting – 10:00AM, September 17, 2024, at M&A, 720 Brooker Creek Blvd., Suite 206, Oldsmar, FL.

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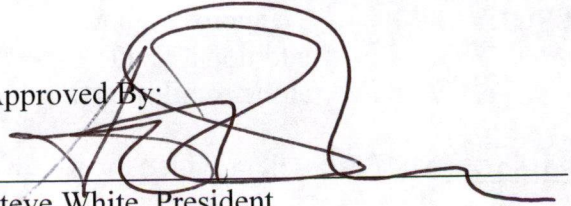
Adjourned at 10:55 AM

Submitted By:



Monica D'Ambrosio, Recording Secretary

Approved By:



Steve White, President