

**EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**September 17, 2024**

President Steve White called a meeting of the Board of Directors of ELWCA to order at 10:04 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  
Cliff Lucido, Director  
Ed Marks, Director  
Jeffrey Sherman, Director  
Santo Carollo, Director

Additional Attendees:  
Jeff Fosbrook  
Bill Bakus, Deerpath

**MEETING MINUTES:**

**ON MOTION:** Mr. Picker, Mr. Marks seconded, unanimously approved.  
**RESOLVE:** To waive the reading of August 20, 2024, BOD meeting minutes and approve.

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

**Condo V Request to Join ELWCA:** Condo V has expressed an interest in becoming a member of the Association. The Board agreed to send Condo V HOA president the information.

**Treasurer's Report:** Mr. Crist 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:**

Draft 2025 Budget: A copy of the draft budget was distributed to the members to review and to be discussed at the October 9<sup>th</sup> budget workshop meeting.

Sunflower Drive Split Rail Fence: Mr. Picker asked the members to consider removing the split rail fence. The BOD will discuss it at the October meeting.

Sunflower Resident Gate Kiosk: Mr. Picker recommended the Sunflower gate remain a private resident gate and activate the kiosk. New signage that states it is a private entrance and no commercial vehicles are permitted has been recommended.

**ON MOTION:** Mr. Picker, Mr. Crist seconded, 5-Yes, 4-No, motion passes.  
**RESOLVE:** To keep the Sunflower gate as a resident only gate and activate the kiosk.

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Additional RFID Readers at Tampa Rd & East Lake Rd. Visitor's Lane: Mr. Picker recommended the installation of an additional RFID reader at visitor's lane at the Tampa Rd. and East Lake Rd. entrances.

**ON MOTION:** Mr. Picker, Ms. Baker seconded, unanimously approved.  
**RESOLVE:** To install an additional RFID reader at visitor's lane at the Tampa Rd. and East Lake Rd. entrances in the amount of \$6,724.

Removal of Trees and Bruh Removal at Privacy Wall: Mr. Picker recommended the to move forward with Nature Coasts proposal to remove the trees and brush from the behind the privacy wall that runs along Tampa Rd. The trees and brush are adding stress to the wood panels of the wall and have grown over the wall in some areas.

Approximately 60% of the area is owned and maintained by the golf club. Mr. Marks and Mr. Sherman are to provide a demand letter that will be sent to the Club's legal department to gain their participation and monetary contribution to the project.

**ON MOTION:** Mr. Picker, Mr. Marks seconded, unanimously approved.  
**RESOLVE:** To send a demand letter first to Ardea Country Club legal department first to gain their participation and monetary contribution to the project. Then move forward with the proposal provided by Nature Coast to remove the trees and brush from the behind the privacy wall that runs along Tampa Rd. in the amount of \$48,600.

Greenhaven III Trees/Sidewalks/Curbs/Asphalt: Mr. White and Mr. Picker will be meeting with Greenhaven III Wednesday at 4PM to discuss the issue.

**COMMITTEE REPORTS:**

**LEGAL:** Mr. Marks did not have any updates to share.

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

Heron: The heron has been sent to the printer.

**TRAFFIC CONTROL DEVICE:** Mr. Carollo stated the committee would be meeting this evening to review the traffic study report provided by Florida Engineering.

**RFID DISTRIBUTION:** Ms. Rogers stated Envera was on target for October 1<sup>st</sup>.

**CONTROLLED ACCESS:** Mr. Lucido did not have any updates to share.

**SIGNAGE COMMITTEE:** Ms. Rogers stated the golf cart signage had been scheduled for installation.

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

Precision Sidewalk is scheduled to begin in November along Sunflower Drive and South Woodlands Dr.

Mr. White would like to complete the entire swale restoration along ELW Pkwy between Hunters Dr. and Hunters Pl. this year. The funding is in the reserve budget for 2024 and 2025. The project will go out for bid.

**DRAINAGE:** Mr. Fosbrook has requested an additional \$20k for jetting and camera inspection of additional drainage lines.

**ON MOTION:** Mr. Sherman, Mr. Marks seconded, unanimously approved.  
**RESOLVE:** To allocate an additional \$20,000 to drainage for jetting and camera inspection of additional drainage lines.

**LANDSCAPE:** Mr. Picker made the following recommendations:

**ON MOTION:** Mr. Picker, Mr. Lucido seconded, unanimously approved.  
**RESOLVE:** To approve Landscape Workshops proposal to remove pepper trees to clear up a line-of-sight concern at Woodlands Dr. and Nina Way in the amount of \$18,000.

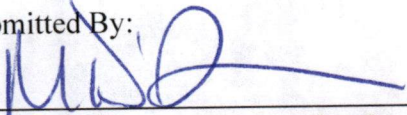
**ON MOTION:** Ms. Rogers, Mr. Lucido seconded, 5-Yes and 2-No, motion passes.  
**RESOLVE:** To approve the proposal from Right Rain for the installation of landscape lighting at the SunTrust Entrance in the amount of \$6,235.

**BUDGET WORKSHOP:** Wednesday, October 9<sup>th</sup> at 10AM at M&A, 720 Brooker Creek Blvd., Suite 206, Oldsmar, FL.

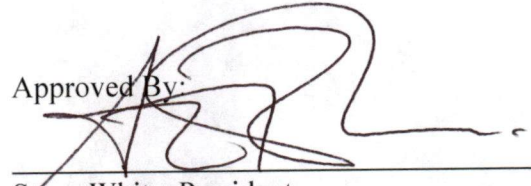
**Next Board Meeting** – 10:00AM, October 15, 2024, at M&A, 720 Brooker Creek Blvd., Suite 206, Oldsmar, FL.

**Adjourned** at 11:43 AM

Submitted By:

  
Monica D'Ambrosio, Recording Secretary

Approved By:

  
Steve White, President