

1. Call To Order:

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Al Kaan on April 1, 2025 at 6:30pm at The Little Clubhouse located at 600 Caryl Way, Oldsmar Fl.

Proof of Meeting:

Proof of meeting was posted on : March 30, 2025

Board Members in Attendance:

Al Kaan, Chris Capezio, Jay Hurley, Elaine Hewitt, Mary Stone

Quorum: Yes

Approval of Previous Meeting's Minutes:

A motion was made by Mary Stone to approve the meeting's minutes from 12/10/24.
2nd by Elaine Hewitt. All 5 Board Members voted in favor to approve the meeting's minutes.

A motion was made by Elaine Hewitt to approve the meeting's minutes from 2/18/25.
2nd by Mary Stone. All 5 Board Members voted in favor to approve the meeting's minutes.

Treasure's Report:

Discussion of balance sheet operating costs/liabilities.

A motion was made by Elaine Hewitt to move forward with a lien against a homeowner with overdue monthly maintenance fees. 2nd by Chris Capezio. All 5 Board Members voted Aye.

Manager's Report:

Community Walks Continue

Review of delinquent homeowners <60 days late with their monthly assessment fees.

Review of Cox Fire Protection Contract

Review of items to be covered in the "Old Business/New Business"

Old Business/New Business:

-Discussion of defective water shut off valves. A plumbing company will be contacted to have them evaluated/obtain pricing on having the defective ones repaired.

-New Landscaping Company.

The old landscaping company gave notice they would end their contract 4/1/25.

3 bids were obtained from different landscaping companies. The Board discussed the three bids.

A motion was made by Elaine Hewitt to accept the Landscape Maintenance Contract with David Swingle.

2nd by Mary Stone. All 5 Board Members voted Aye.

-Termite Issue:

Reviewed Haskell's "Limited Termite Inspection " report.

-Roof Repairs:

Roof repairs have been completed. A roof maintenance program was discussed and will be implemented in the future.

-Swimming Pool:

A final financial analysis was done of the 2 bids received by Landmark Pools and The Pool Works.

The Board discussed the findings. A motion was made by Elaine Hewitt to have Landmark Pools do the pool repair and the deck as soon as possible. 2nd by Mary Stone . All 5 Board Members voted Aye.

-Gutter Repairs/Cleaning:

Discussion of how well the gutters are draining during heavy rainstorms. It was determined a maintenance plan would be beneficial in keeping the gutters draining properly. Due to the amount of pine needles/leaves Buildings #2/3 will have their gutters cleaned every three months.

Buildings # 1/4/5/6 will have their gutters cleaned every six months.

-Fire Hydrants

Discussion on having routine check/maintenance done on our fire hydrants to keep them working properly.

-Discussion of adding to the existing Hurricane Plan rules that gas powered generators are prohibited.

-Discussion of miscellaneous items:

Adopting an amendment to limit the number of rental units.

Having a professional inspect our road/carport pavement and provide a maintenance plan.

Fire extinguishers will be inspected in all buildings this week.

Next meeting:

Tentatively scheduled for Tuesday May 20, 2025.

This will be confirmed on the website and in an email blast once the Little Clubhouse is confirmed.

Adjourn Meeting:

A motion was made by Elaine Hewitt to adjourn the meeting.

2nd by Chris Capezio.

Meeting adjourned at 7:50 pm.