

1. Call To Order:

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Elaine Hewitt on Wednesday, October 29, 2025 at The Little Clubhouse located at 600 Caryl Way, Oldsmar, Florida at 6:31 pm.

2. Proof of Meeting:

Proof of meeting was posted on : Monday, October 27, 2025.

3. Board Members in Attendance: Chris Capezio, Jay Hurley, Mary Stone, Elaine Hewitt and Al Kaan by phone.

All board Members are in attendance.

Quorum: Yes

5. Approval of Previous Meeting's Minutes:

A motion was made by Jay Hurley to approve the Budget Workshop Meeting Minutes from Tuesday, September 9, 2025. 2nd by Elaine Hewitt. All Board Members voted in favor to approval the Budget Workshop Meeting Minutes.

A motion was made by Jay Hurley to approve the Board of Directors Meeting Minutes from Tuesday, September 9, 2025. 2nd by Al Kaan. All Board Members voted in favor to approve the Board of Directors Meeting Minutes.

6. Treasurer's Report:

Reviewed Balance Sheet/Income Statement.

Discussed final payment on pool project along with the materials and services provided.

Discussed foreclosure on a unit on Mary Drive. A motion was made by Elaine Hewitt to send the unit on Mary Drive to foreclosure. 2nd by Al Kaan. All board Members vote Yes.

7. Manager's Report :

Review of delinquent accounts

8. Old Business/New Business:

Paving/Resealing Project-Discussed the upcoming project. This will tentatively be done in January.

Towing Policy- Has been updated. The new contract with A1 Recovery requires authorization from the property manager in order to have them tow a car . An email blast will be sent to all residents with the updated information.

Swimming Pool Furniture - Discussed replacement of furniture- this will be revisited next year.

Swimming Pool Cover- Discussed creating a schedule to have it covered in PM and uncovered in the AM for the winter months.

Pool Deck- Will be refinished in the near future.

Termite Contract- Discussed termite preventative treatment(s) and past estimates from Hughes, Pestguard, and Haskell. An estimate will be obtained from Soles Exterminating, Inc.

Water shut off valves-Waiting on an estimate from Pinellas Plumbing.

Roof Maintenance -Annual inspection will be done in November. Discussed having the shingle part of the roofs cleaned when inspected.

Adopting a New Amendment on restricting the # of rental units- this will be revisited in 2026.

Association/Owner Financial Responsibility for Repairs- Discussed Association's and Owner's financial responsibility for building/unit repairs/damage and how they're addressed as per the Association's bylaws. An email blast will be sent out with more information.

Replacement of Emergency Lamps- Discussed replacing the emergency lamps which are non functioning.

Fence Pole Repairs- Discussed repairing some of the poles supporting the fence around the swimming pool.

Flowers Around the Flagpole- Discussed replacing the dead flowers around the flagpole.

Wasp Nest Removal- Discussed having a company remove the wasp nests on a regular basis.

Water sprinklers- Discussed the over watering/direction by some of the sprinklers. The irrigation company has been contacted.

Next Meeting Scheduled: Annual Budget Meeting on Tuesday, December 9 at 6:30 PM at the Ameri-Tech Offices.

9. Adjourn Meeting:

A motion was made by Elaine Hewitt to adjourn the meeting. 2nd by Mary Stone. Meeting adjourned at 7:49PM.