

East Lake Woodlands Condo VII

Board of Directors Meeting

Unapproved Minutes

August 25th, 2026

Call To Order:

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Jay Hurley on Tuesday August 25, 2026 at the Ameri-Tech offices located at 24701 US Highway 19 N. Clearwater, FL 33763 at 7:24 PM.

Proof of Meeting:

Proof of meeting was posted on Sunday August 23, 2026.

Board Members in Attendance:

Mary Stone,

Jay Hurley,

Elaine Hewitt

Al Kaan- by phone

Chris Capezio- absent

Quorum: Yes

Approval of Previous Meeting Minutes:

A motion was made by Jay Hurley to approve the Meeting Minutes from Tuesday, June 9, 2026. 2nd by Al Kaan.

All 4 present Board Members vote :Yes.

Manager's Report:

Piper fire completed their work in the 4 units

New Bike racks completed and installed

Palm trees trimmed and new plants completed

Cleaning of Dryer vents completed

Sidewalk repairs completed, except for on east end of Building #3.

Gutter cleaning completed

Carport repair completed

New flag replaced and flag pole repaired

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Old Business:

—>Broken, crumbling wooden fence running along the back of Buildings # 2/4/5/6.

Checking if East Lake Woodlands has responsibility for repairs.

—>Outside Water Shut Off Valves to each unit.

Checking to have a plumber come out and evaluate them.

—> Adopting a new amendment on restricting the number of rental units.

Due to lack of response/interest this may be revisited at a later date.

—>Shed next to the pool

Currently being cleaned out and re-organized.

New Business:

—> Evaluate the failure of the pavers currently being used to edge some of the sidewalks near the stairwells.

—>Mailboxes- Need to be cleaned.

—> Discussion to allow purchases up to \$2000 without a board vote.

Elaine Hewitt made a motion to allow up to \$2000 ceiling on purchases without a Board vote. Mary Stone seconded the motion.

All 4 present Board Members voted Aye.

Next Meeting : Annual Budget Meeting and Board of Directors Meeting. Scheduled for : Tuesday, December 8, 2026 at the Little Clubhouse located at 600 Caryl Way, Oldsmar, Florida at 6:30 PM

Adjourn Meeting:

A motion was made by Jay Hurley to adjourn the meeting. 2nd by Elaine Hewitt . Meeting adjourned at 7:49pm.