

EASTLAKE WOODLANDS COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

MARCH 13, 2018

A meeting of the board of directors of the Eastlake Woodlands Community Association (ELWCA) was held March 13, 2018 in the Eastlake Woodland Country Club.

The meeting was called to order by Susan Whitehead at 6:30 pm. President Whitehead served as Chairman of the meeting. Dominick Scannavino from Management and Associates served as Recording Secretary.

The roll was called and directors present were Susan Whitehead, Pam Brown, Jeff Hunt, Keith Crank, Paul Burmeister, Chuck Fairman, and Janet Peterson.

Directors absent were Jack Picker and Dick Corrigan.

The chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the meeting held February 13, 2018. There being no changes the chair approved the minutes as submitted.

The Chairman was happy to announce that all projects initiated by the board were either completed or are in progress and was looking forward to the annual meeting which is scheduled to be held March 27, 2018.

Connie Hillman a resident of Cross Creek was introduced as a nominee for the ELWCA Board. She has extensive experience serving as a both a Board President and Board Treasurer of her community, and Susie Freeman from Woodbridge Green is now part of the Grounds Committee.

In addition the chairman stated that Jaime Soderland Ballard will be organizing a meeting with Cypress Estates Condominium Association Unit 1 as their ELWCA non bound agreement is up for renewal.

The Chairman then asked for the Treasurers report. Janet briefly discussed the balance sheet, and submitted her report which is attached to these minutes.

The chairman then asked for the Managers report. Since Jaime was on vacation Dominick Scannavino read and submitted her report which is attached to these minutes.

The chairman then stated that the next item of business was unfinished business and to the best of her knowledge the following items required attention:

Guard House Rehabilitation project; Paul submitted a visual of the critical path the contractor will be following toward completion of the project. He indicated that the North guard house will be worked on first and should start approximately at the end of March beginning of April. The Tampa Road Guard House will not start until the North project is complete;

Drainage project is complete;

Drainage maintenance projected was submitted by Jack Picker and is made part of these minutes;

Reader board update. The contractor will accompany the county underground lines locator prior to install of the reader board;

Split Rail Fence between Pinnacle and Diamond Crest was submitted for approval at a cost of \$992.00. It was on Motion, seconded and unanimously carried to approve the proposal in the amount of \$992.00 and proceed with the project as submitted. The proposal is attached to these minutes.

Roads, Chuck Fairman indicated that the milling and paver project was complete without issue.

Legal. The legal committee will be meeting with Michael Brudny in the near future regarding the governing documents of the community.

Landscape committee Pam Brown submitted her report which is attached to these minutes.

Some brief discussion ensued with respect to the cost of Christmas decorations the manager indicated that he just received proposals to upgrade the landscape lighting for each of the main entryways with LED lights. The lighting would include changing of the bulbs to holiday colors during the Christmas season. Since most of the holiday decoration is lighting there would be no need for that line item in future budgets.

The Chairman then stated that the next item of business was New Business and to the best of her knowledge the only item of business was the reimbursement request from Amen Air for damages which occurred as a result of the Sun Bank outgoing gate hitting his new truck. Subsequent considerable discussion the board felt that payment would start a precedent which would go against the earlier policies set by the board. In addition subsequent discussions with the gate contractor and Paul he felt that the incident occurred because of driver error not a gate malfunction. Therefore the board voted not to reimburse Amen air.

There being no further business to come before the meeting it was on motion to adjourn.