

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING MINUTES
February 13, 2018

A meeting of the Board of Directors of East Lake Woodlands Community Association was held on February 13, 2018 at the office of Management and Associates. The meeting was called to order by Susan Whitehead at 8:00 AM, President Whitehead served as Chairman of the meeting. Jaime L Soderland-Ballard of Management and Associates served as Recording Secretary. The roll was called and the following directors were present: Susan Whitehead, Pam Brown, Jeff Hunt, Keith Crank, Paul Burmeister, Chuck Fairman, Janet Peterson and Jack Picker. Dick Corrigan was absent. Association Attorney Michael Brudny was present as well.

The next item on the agenda was the approval of unapproved minutes, those being the minutes of the Board of Director's meetings held on January 9, 2018. A motion was made by Janet Peterson, seconded by Paul Burmeister and unanimously carried to approve the minutes for the Board of Director's meeting as submitted.

The following reports were given:

President's Report – President Whitehead reminded the Board of Directors about the Proposed Bylaw Amendments. There was discussion and a motion was made by Paul Burmeister, seconded by Pam Brown and unanimously carried for the Board of Directors to move forward with in the process to amend Article 2 sections 3,5,6,7,8,9,12; Article 3 section 1,2,4,5,6,7,9 and 12; Article 4 sections 1,2,and 6; Article 5 sections 1,2, and 7; Article 6 sections 1, 5, and 7; Article 7; Article 8; Article 10; Article 11; Article 12 (a); Article 14 and Exhibit "A" Most of the changes are simply to update the Bylaws to comply with current practices. Article 2 Section 12 and Article 6, section 5 will also need to be approved by the membership.

Amendments to the rules as it relates to the inspection of records was discussed and a motion was made by Keith Crank, seconded by Paul Burmeister and unanimously carried to amend the rules as it relates to the inspection of records.

Treasurer's Report – Janet Peterson submitted her report, a copy is on the website for review.

Manager's Report – The manager's report was read aloud and is on the website for review.

Correspondence – Correspondence was discussed and the Board had received correspondence that was responded to.

Old Business:

Guardhouse Rehab Project Proposals: The project and bidding process were discussed. The bids were all in excess of \$90,000. There was much discussion about the high cost. Our current reserve report only shows \$13,000 for replacement cost of both guard houses. Treasurer Peterson cautioned the board on such a large expenditure, as we did not budget for this much. We discussed using the following to cover the cost, \$13,000 from reserves, and the rest from the following budgeted line items: \$15,000 from controlled access- gate maintenance, \$20,000 from controlled access-gate access expenses, \$15,000 from R&M-guard house, and rest from R&M-drainage, approximately \$28,000 since we don't have a drainage program in place yet. Some of the line items we are using will undoubtedly have

expenses so we need to cover the cost by being as fiscally responsible and cautious in our spending as we can.

A motion was made by Jack Picker, seconded by Paul Burmeister and unanimously carried to award the project to P&R Renovations provided that all licensing and insurance were all up to date. The cost of the project as proposed is \$90,858.24

Paving Proposals: Chuck Fairman of the roads committee presented three bids for the upcoming paving project. After reviewing and discussing all the bids, a motion was made by Janet Peterson to accept the lowest bid, seconded by Jeff Hunt and unanimously carried (Chuck Fairman Abstained from Voting) to award Driveway Maintenance the bid for paving.

Drainage Maintenance Plan – Jack Picker presented the preliminary maintenance plan to the Board of Directors. The approval of this plan was tabled until the March Meeting as the board had just received the plan and needed time to review it.

During this discussion the need for baffles (as a one-time expense vs an additional aquatics contract for an annual expense) was presented to the Board and a motion was made by Jack Picker, seconded by Paul Burmeister and unanimously carried to install 8 baffles not to exceed \$20,000.00.

Reader Board Placement: Locations for both reader boards was discussed and the Board were in agreement with the locations. Susan will advise Arete of the placement.

Fence Issue between Pinnacle and Diamond Crest. The Community Association has received proposals to install a swing gate and they have decided to install a split rail as is the same along the perimeter of ELWCA.

New Business: None

Committee Reports:

Unbound Committee: The ratification of the Patio Homes Contract was discussed and a motion was made by Paul Burmeister, seconded by Keith Crank and unanimously carried to ratify the execution of the Patio Homes Contract with ELWCA

Nominating Committee: Chair Burmeister presented the slate and a motion was made by Paul Burmeister, seconded by Susan Whitehead and unanimously carried to present that slate which includes Three Incumbents (Jack Picker, Keith Crank, and Dick Corrigan) and Lee Scharrer. Stan Karczewski was present at the meeting and was asked to fill the other position. Because there are enough volunteers for enough seats open there will not be an election.

Controlled Access: Keith mentioned No updates just that the committee has cut back the hours of patrolling the Suntrust entrance.

Roads Committee –Chuck stated that the sidewalk project was starting and that he would like to have Bruce Berger help him. A motion was made by Keith Crank, seconded by Jeff Hunt and unanimously carried to appoint Bruce Berger to Chuck's committee.

Grounds Committee – Pam reported that we are cutting lots of pines. She presented to the Board the install to replace 20 of the pines removed to start. A motion was made by Pam Brown, seconded by Susan Whitehead and unanimously carried to install 20 plants to replace some of the pines that have been removed. This will be done right before the rainy season to insure proper water.

Heron – Jeff Hunt met with Alex regarding the website. Alex made some changes that Jeff requested and he would like about 15 minutes at the annual meeting to present it to the membership.

Drainage - The drainage committee discussed the need to install a grate at the nursery road inlet. This is a safety issue and must be addressed. The Board will ratify at the next board

meeting. The Board needed to ratify the ditch work being done at the end of Sunflower. This was not to exceed 1400.00. A motion was made by Janet Peterson, seconded by Keith Crank and unanimously carried to ratify the ditch work near cart path at Sunflower...

Government Relations/Legal – Nothing to report.

Insurance – No report

Emergency Operations Committee: No report

Date, Time, and Place of the Next Meeting – The next Board of Director's meeting will be held on March 13, 2018 at 6:30p.m. and will be held at the East Lake Woodlands Country Club.

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

Submitted By:

Jaime L. Soderland-Ballard, PCAM



Approved