

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.
Manager's Report
January 15, 2018

- **Drainage:** The Committee met to review items in October 2018 report and discussed presentation to Board for approval. Correspondence with Turtle Creek. Reached out to Daniel Bergin for updated contract for services on an as needed basis.
- **Correspondence:** The following was received since last Board meeting
 - **L. Hunt regarding Holiday message**
 - **Mr. Dossey regarding the process for negotiating contracts**
 - **Mr. Bennett regarding information about the drainage project**
 - **Concerned owners regarding coyotes**
 - **Deborah Drake re: ramp for wheelchair to Walmart – review previous file on Walmart agreement and research ownership**
 - **Linda Werneke 80 Tads Trail re drainage and swale in between her home and Golf Course – will look at area with Tom on 1-21**
 - **Rich Gilgan 180 Turtle Creek re: missing grate on north end of pond 55 – Jack and Jeff responded**
 - **Craig Holm 330 Holly Hill Road re large dead turtle behind his house – removed by ClubCorp**All have been responded to.
- **Guard House Rehab Project:** Paul will be reporting on this.
- **Grounds:** No projects have been completed since the last meeting. There are proposals slated for 2019. I will work with the Chair to start that process. Liberty has been advised to keep the ditches and the drains in the ditches free of debris that is clogging the drains.
- **Legal:** Met with counsel for ELW along with Susan, Dick, Expert Attorney, Drainage Committee and Debi Hudrlik to go over future planning on negotiations.
- **Roads/Sidewalks:** Nothing to report. It is time for Chuck and I to take a ride along the sidewalks. I will try and schedule that for the end of this month.
- **Gate Spectrum Install to accommodate WIFI for cameras.** All gates are now set up with Wi-Fi. Frontier being cancelled, camera install is scheduled for the 21st at 9am.
- **Gate Damages:** Status of claims as follows:
 - 1-3 Sunflower inbound - Shannon Forlini – awaiting FHP from Wendy to file
 - 12-28 Sunflower outbound - Cicily Reagor – file claim with Standard Fire – need invoice
 - 12-18 SunTrust outbound – David Kirby – claimed filed for \$1,365.00 awaiting payment
 - 12-3 SunTrust outbound – Davey Tree – sent invoice they are disputing they are liable – awaiting response

- 11-20 SunTrust outbound – Angela Stephens – claim filed – awaiting ODI invoice to submit – have AAES and McGee invoices
- 11-2 North Entrance – Ricardo Gomez – awaiting payment of \$50 – struck gate arm
- 10-12 Walmart – noted exposed wires coming from sensor loop going to control box. Dave Harns suggested wires be recovered with asphalt in order to protect them. Follow up with Chuck Fairman.
- 8-23 SunTrust outbound – Anna Decio - claim filed with GEICO – they sent letter on 10/9 been trying to reach and will close in 15 days – will follow up with ODI to see if outstanding
- 7-29 Sunflower outbound – Jorge Ramirez – filed claim with All State – follow up on status of claim
- **Day to Day activities:** Letter emailed and hand delivered to the Country Club again advising them of drainage work that is needed. Eblast sent to all Presidents regarding advisory meeting, attended advisory meeting. Correspond with vendors and forwarded information to the appropriate committee members. Emailed Cypress I to confirm a date for the non-member committee to meet. Brian responded that as soon as he knew something he would let us know. Sent Email to Cluster V to thank them for the upkeep to their community from the ELWCA Board of Directors. Drafted and prepared first mailer for the annual meeting.
- **Allied Universal:** Pulled previous bids for controlled access to establish sales tax pattern. Prepared a package for the meeting with Allied representatives, which included past proposals, and email communications with their representative.
- **Meetings Attended and/or Visits to Property:**
 - 1-3 Drainage Conference re letter to Kyle Mooney
 - 1-7 Allied Meeting Preparation for 1-9
 - 1-8 Delivered letter to Kyle Mooney
 - 1-8 Drainage meeting with Jack and Tom re work to present to Board
 - 1-9 Meeting with Allied regarding contractual issues (minute preparation)
 - 1-9 Monthly controlled access meeting (minute preparation)
 - 1-10 CAI Breakfast – Community Association of the Year
 - 1-11 Met on site with Affordable and Keith Crank re moving of speed signs
 - 1-14 Attended Presidents' Meeting re nominating committee (minute preparation)