

**EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.**  
**Manager's Report**  
**June 11, 2018**

1. **Drains:** We had our first inspection on May 15, 2018. Met with the drainage committee to go over all findings and what to expect moving forward. I have created 4 reference books regarding the Drainage Maintenance Agreement. There are three contracts needing to be executed. These were drafted in February and all were reviewed and would become part of the agreement. They are all based on time and materials as was discussed by the Board. I would like this approved by the Board and read into the official records. Eblast sent to all Presidents regarding their responsibility for the drainage project.
2. **Correspondence:** The following was received:
  - i. **Barcodes needed for Club employees;** standard
  - ii. **Hunter's Trail;** needed information regarding one of their ponds. I gave the President AMI's information.
  - iii. **Striping;** Chuck responded to Ms. Jacoby's request. She emailed both Chuck and I.
  - iv. **Kathy Shanks;** trip and fall; worker's comp claim was submitted
  - v. **Amen Air Van;** Owner requested that we pay for his damages after we sent a letter to him advising that the Board voted against that. We submitted to the insurance company and they too are rejecting payment at this time. They advised that owner will need to submit to his own insurance company.
  - vi. **Late Fees and interest charges;** sent to all Presidents. Received recorded copies and will forward accordingly.
  - vii. **Sunflower Gate;** responded to owner with information from County (Roads) department on the inability to put additional signage.
  - viii. **David Kern;** have not responded to latest offensive email. Will wait for clear direction from the Board.
  - ix. **TECO;** meeting was set to discuss install on decorative lights. Paul will update.
  - x. **Pond 56;** an issue with hydrilla all was treated. This will be the norm this time of year.
  - xi. **Updated Post Orders and Policies Book;** Confirming with Officer Griffith at tomorrows Controlled Access Meeting to ensure that we have it correct before publishing.
3. **Guard House Rehab Project:** Paul will be reporting on this. Ordered Chairs and Stools for both guard houses. Correspondence with P and R regarding lack of follow up and other misc. items that will be discussed at this meeting. Have driven through the North Gate to
4. **Grounds:** More trees needing to be removed. Lee will be reporting on this.
5. **Legal:** Nothing to update at this time. Meeting with attorney again on the 21<sup>st</sup> of June. Working with Bookkeeping regarding three homes that did

not pay the special assessment. All three say they didn't know about it. I am researching as none of the three requested estoppel information.

6. **Roads/Sidewalks:** Setting up meeting with Susan (was waiting her return) and Chuck to confirm numbers for 2019 GAB report. We need to get this to him by the end of June.
7. **Long term planning:** Only one response regarding the Christmas lights; working with Outdoor Lighting to ensure project manager knows the locations provided a coded map. I have not heard back. Set up meetings with Clearwater Gas.
8. **Insurance Renewal.** Travelers is not renewing your D&O; reasoning is that you had a large loss (Cross Pointe). Allines has it out to market and we should know something soon; however we are looking at an increased rate of approximately \$3500.00.
9. **Non-Member Contracts** –Nothing to update.
10. **Miscellaneous** – Director's Dinner is all set.