

**EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.**  
**Manager's Report**  
**August 14, 2018**

- **Drains:** Met with Tom to ensure that Liberty was getting the cut outs completed. Scheduled Seminole Septic to jet drains on Sunflower. They responded wanting to wait for the water to go down some. Committee did not want to wait based on water on the road. I advised Seminole that they needed to come out asap. They will be there this week. During dry times Liberty is scraping the gutter area to remove the debris. Met with drainage committee and attorney to help articulate the relationship between Club Corp and ELWCA. Work completed and work needed was discussed.
- **Correspondence:** The following was received:
  - i. Letter from Cluster IV regarding "hole" in the landscaping
  - ii. Turtle Creek Island; Tom took a look and it will be addressed
  - iii. Stonebriar – regarding the gates being broken and the need for cameras.
  - iv. Cypress I – Regarding their Mgmt Company not responding.
  - v. Cross Creek – regarding sand trap cleanup
  - vi. Stonebriar – another email regarding gates and cameras
  - vii. Worthington – Attorney Brudny handling
  - viii. Cross Creek – Answers regarding payments from unbound
  - ix. Cross Creek – Drainage maintenance plan
  - x. The Meadows – Regarding their Mgmt Company not respondingAll Correspondence has been answered
- **Guard House Rehab Project:** Paul will be reporting on this. Met at South Gate with Paul and Munyan regarding taking over project. I know that there were two more candidates that Paul will report on. Met with Paul regarding monies owed. Met again with Paul and Susan regarding invoices. Drafted letter to P&R regarding what the committee feels is owed. I will send to Susan this afternoon for any corrections or changes and then I will send to P&R.
- **Grounds:** More trees have been removed and trees on Tampa Road have been lifted. Met with Lee, Pam, Susan and Tom to go over the bidding process and also items regarding the medians. Lee will report on this.
- **Legal:** Met with Committee and participated in the interviews for an attorney with expertise in real estate, development and golf courses. Met with Clearwater Gas along with counsel.
- **Roads/Sidewalks:** Chuck concerned about placement of 20mph sign that was installed.
- **Long term planning:** got numbers together to give to the committee regarding projects that we currently have proposals on.
- **Non-Member Contracts** –Attended a rather lengthy mediation with Susan and Cypress III. Have continued to send emails to get Cypress I to schedule a meeting with the committee. As part of the settlement

agreement with Cypress III I reached out to set up a meeting with the committee and their Board of Directors. I emailed them the draft of the Non Member Contract.

**Miscellaneous –**

- Received and reviewed GAB update.
- Revised Golf Cart Rules
- Filed Claim with Insurance for Sunflower Gate Collision (their auto)
- Notify Progressive Management about a fire hydrant that was hit and needs to be addressed (on their property)
- Still working on S/A issues. I have one issue where owner was confused. We liened them and they are willing to pay fees, but were hoping for a reduction in late fees.
- Budget notice requirement no mailing needed.
- Spectrum and Frontier. Getting down to almost completion. Construction was needed; however it came just under \$5000.00 so they are not charging ELWCA. I have a phone conference with them later today and will have an exact date of turnover then.
- Street Light Audit is being revisited. I found the contact and emailed for information. I copied Connie on this so she can work on the invoices to match them up with the location of the poles. Some of the descriptions would imply that the lights don't belong to ELWCA
- Received a call from Decorating Elves. They would like to get commitments earlier this year.
- Communicated with Nathan from landscaping services regarding lighting proposal. Followed up with Lee regarding same.
- Met with managers for Greenhaven III regarding information on pepper tree trimming. We are currently getting proposals for that.
- Getting budget numbers for Connie.