

**ELW WOODS LANDING TOWNHOMES UNIT ONE  
ASSOC, INC.  
Board of Directors Meeting  
7/10/2024**

A Board meeting of the ELW Woods Landing Townhomes Unit One Association Inc. was held on 7/10/24 at Ameri-Tech Offices.

Ann Bonvicino, Board President called the meeting to order at 6:32 PM. Other directors present were Jeff Sherman, Bonnie Martin, Terri Martorano, Melanie Webre and Joseph McFarland. Kara Johnson served as recording secretary. Ellyse Vossman from Ameri-Tech was also present. Quorum was established with 7 members of the Board present, Cari Kearney was not in attendance and had notified the Board as such previously. Mike Francisco was also not in attendance. There were 2 residents in attendance.

**MOTION TO APPROVE** the minutes as written for the Board of Directors meeting held on 6/19/24. Duly made by Ann seconded by Jeff and carried unanimously. There was a motion by Jeff to waive the reading of the minutes and was approved by Joe.

**MOTION TO APPROVE** was made by Bonnie to approve the swale project, Terri seconded the motion and it passed unanimously.

**OPEN FORUM**

- Mark wanted to hear about what the board is going to do with new standards for hurricane shutters.

**REPORTS OF COMMITTEES**

**1. PRESIDENT'S REPORT-** Given by Ann Bonvicino.

- We are currently working on carport roofs
- TLC needs notice by July 31st if we are planning on keeping them, we need to shop around and make a decision.
- Sprinklers in zone 7 are not working due to a cut line. East Lake Water said it will cost \$260 to put a new timer in.
- We are looking into getting a new company to have for our sprinklers since there are so many issues. We will be looking into getting a new contract with a new company. ● There were multiple emails from residents complaining about sprinkler issues. ● Bonnie will look into if we have a contract with East Lake Water for sprinklers and will go from there and see if we want to get a different company, she has recommendations she will be looking into.
- 545 is requesting shrubs cut in the backyard, we will be sending Ken to help her with that. She is also requesting Ameri-Tech to send her mail instead of email communications.
- 460 has notified us that there are issues with fencing in the front patio and the wood gate

on the patio is broken. We will reach out to Ken and see what we can do to fix it and speak to the wood guy. They also stated that the gate is not aligned. There are also rotten fence boards. It was also reported that the door on the storage shed is broken and she wants it fixed, the Board noted that we are not responsible for that door and it will be their responsibility to fix it. It was also reported that metal flashing on the roof is bent and wood is rotten. They also reported having issues with sprinklers. They reported that their water valve is broken, and the Board will recommend she calls the city to have that repaired. It was also reported that she has multiple complaints against TLC Landscaping for causing damage on their property.

- 405 has submitted an architectural review to the Board to request putting up a temporary fence in her backyard to protect her dog from alligators. After review of bylaws it was decided it is not allowed as outlined in our bylaws. There was a **motion to deny this architectural review** duly made by Kara seconded by Joe.
- 395 and 405 has damage in the back lanai from squirrels and is requesting it to be fixed. Ken and Bonnie will be fixing the holes.

## **2. TREASURER'S REPORT-** Given by Bonnie Martin.

- As of 7/2/24 our Operating Funds are \$35,933.27
- As of 7/2/24 the Reserve Funds are \$205,486.09

## **3. MANAGER'S REPORT-** Given by Ellyse Vosselmann.

- Violations list was sent out to the Board of open violations.
- Still working on roof repairs and carports.
- Got proposals for the post repairs in carports.
- Doing property walks with Ann and resolving issues.

## **OTHER COMMITTEE REPORTS**

Landscaping Committee: Bonnie has nothing, hasn't met with Mike.

Bylaws Committee: Will be meeting soon, before the next meeting.

Quotes and Contracts committee: Nothing.

## **OLD BUSINESS**

- Need to get permits for tree proposals.
- There is a rotten spot in a car port with a large hole. Upon looking around Ellyse found multiple holes the units in question are 445, 435, 450. There are two proposals, one was from GE for \$2,450, the other from Ga Nichols for \$2,700 (he claims he can weld and fix the posts). There was a **motion to approve the proposal** duly made by Jeff and seconded by Joe and it was carried unanimously.
- Spoke about the fire in the end unit. We are responsible for drywall. Will have to have more conversations about this as the situation unfolds.

- We will need to have hurricane standards for shutters due to new laws. It is now recommended to have standards for hurricane shutters. The Bylaws Committee will look at this and make a decision. Things to be decided are length of time they can be up and color. As well as appropriate and approved storage of the shutters.
- It was brought up again about what residents can do with landscaping in their own backyards. Just as a reminder, large changes in landscaping need approvals and proposals sent to the Board.
- Emails need to be sent out to residents on new rules and reminding residents that we will be enforcing the rules from here on out.

The next scheduled Board Meeting will be held on September 11th at 6:30pm at Ameri-Tech.

There being no further business to come before the Board it was, **MOTION TO ADJOURN** the meeting at 8:09pm. Duly made by Joe, seconded by Jeff and carried unanimously.

Presented by: Approved by: Kara Johnson, Secretary Ann Bonvicino, President