

ELW WOODS LANDING TOWNHOMES ASSOC., INC.
Board of Directors Meeting
November 21, 2017

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held November 21, 2017, at East Lake Woodlands Country Club, 1055 East Lake Woodlands Parkway, Oldsmar, Florida.

The meeting was called to order at 6:00 p.m. by Jim Irwin, the President. The Board members that were present were Terri Martorano, Steve Green, Sue Leech, Dejon Kanner, Mike Francisco, and Cari Kearney. Krystal Copley, Property Manager from Management and Associates was also present and served as recording secretary. Jerry Baker, and Toni Perry, both directors were not present.

ON MOTION: Duly made by Sue Leech, seconded by Terri Martorano, carried unanimously.

RESOLVE: To approve the minutes of the Board meeting held on October 17, 2017 with a correction of the spelling of Bonnie Richman's last name & the meeting date to Nov. 21.

Reports of Committees

1. **President's Report** – Jim Irwin provided an update regarding the concrete weir behind Unit 10 repairs being completed. Some concrete pieces were left behind by the contractors though.
2. **Treasurer's Report** – Given by Dejon Kanner; everyone received a copy of the financials.
3. **Manager's Report** – Given by Krystal Copley, updated board on new admin.
4. **Grounds Committee** – Report given by Steve Green, discussion regarding tree work & the front entrance island.

Unfinished Business

- a. 355 WLT – A/C Lineset Placement:

ON MOTION: Duly made by Mike Francisco, seconded by Dejon Kanner, vote recorded: Jim Irwin, Mike Francisco, Dejon Kanner, Terri Martorano, Toni Perry, Cari Kearney, Steve Green and Jerry Baker vote in favor of motion; Sue Leech votes against motion. Motion passed.

RESOVED: To approve the placement of the a/c lineset as is, with the stipulation that homeowner is required to complete an Alteration Application and the Board will document on the application why the Board approved the placement of the line. The owner will be responsible for any damage to building exterior.

New Business

- a. Alteration Application – 495 WLT – French Doors

ON MOTION: Duly made by Dejon Kanner, seconded by Mike Francisco, carried unanimously.

RESOLVE: To approve the application as submitted, as long as doors are hurricane resistant, up to code and painted to match building trim or bronze in color.

The next meeting will be held on Tuesday, December 19, 2017 at 6:00 p.m. at the ELW Clubhouse.

There being no further business to come before the Board it was,

ON MOTION: Duly made, seconded and carried unanimously.

RESOLVE: To adjourn the meeting at 7:55 p.m.

Submitted by:

Approved by:

Krystal Copley, LCAM

Jim Irwin, President