

ELW WOODS LANDING TOWNHOMES ASSOC., INC.
Board of Directors Meeting
October 17, 2017

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held October 17, 2017, at East Lake Woodlands Country Club, 1055 East Lake Woodlands Parkway, Oldsmar, Florida.

Jim Irwin, Board President, called the meeting to order at 5:58 p.m. Other Directors present were Terri Martorano, Steve Green, Sue Leech, Dejon Kanner, Jerry Baker and Toni Perry. Mike Francisco was absent. Guest Speaker, Ashely Affendakes from All Lines Insurance was present. Krystal Copley, Property Manager from Management and Associates was also present and served as recording secretary.

Homeowner's Present – Mattie Green, Richard Higginbotham and Cari Kearney.

ON MOTION: Duly made by Sue Leech, seconded by Steve Green and carried unanimously.
RESOLVE: To appoint Cari Kearney to the board in place of Bonnie Reichmann.

Guest Speaker Ashley Affendakes addressed the board and members present regarding insurance coverage, limits, and options. She also discussed flood insurance coverage & advised the board to prepare for an increase of up to 10% next year as a result of the 2017 Hurricanes.

ON MOTION: Duly made by Steve Green, seconded by Sue Leech and carried unanimously.
RESOLVE: To approve the minutes of the Board meeting held on September 19, 2017 with a correction of the month in first paragraph as well as TLC to complete gutter work by end of month (not tree work).

Reports of Committees

1. **President's Report** – Jim Irwin provided an update regarding the ELWCA special assessment; drainage project affects the concrete weir behind Unit 10 – Jim & Steve want to make sure that the work being performed is in line with the original plans & has asked Jaime Soderland to provide plans showing original state of weir. If possible, Krystal will get a copy of the plans for Steve.
2. **Treasurer's Report** – Given by Dejon Kanner; everyone received a copy of the financials.
3. **Manager's Report** – Given by Krystal Copley, website updates still pending, site walk not held yet.
4. **Grounds Committee** – Report given by Steve Green, board not happy with the work performed by TLC on the gutters & downspouts. Krystal to have TLC come back out to redo downspouts blowout.

Discussion/Decision Items –

ON MOTION: Duly made by Sue Leech, seconded by Toni Perry and carried unanimously.
RESOLVE: To approve expenditure of up to \$3,000 for pressure washing of the community concrete areas.

Unfinished Business – no actions taken

New Business

- a. Alteration Application – 285 WLT – Gutters
Homeowner clarification requested (repair or replace); gutters are HOA responsibility and will be reviewing new gutters in the next year or two. HOA can repair now.
- b. Discussion – 355 WLT – Lineset placement – TABLED
- c. Reserve Study Final Draft
ON MOTION: Duly made by Steve Green, seconded by Jerry Baker and carried unanimously.
RESOLVE: To approve the reserve study as submitted by Reserve Advisors.
- d. Financial Statements for Year End 6.30.17
ON MOTION: Duly made by Sue Leech, seconded by Terri Martorano and carried unanimously.
RESOLVE: To approve the financial statements for the year ending June 30, 2017, as submitted by Bashor & Legendre.

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- e. New Secretary
ON MOTION: Duly made by Jim Irwin, seconded by Dejon Kanner and carried unanimously.
RESOLVE: To appoint Cari Kearney as the new board secretary for the remainder of the term.

The next meeting will be held on Tuesday, November 20, 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 by Steve Green, seconded by Toni Perry and carried unanimously.
RESOLVE: To adjourn the meeting at 8:39 p.m.

Submitted by:

Approved by:

Krystal Copley, LCAM

Jim Irwin, President