

Meeting Notes 07/16/2020

Called to Order 6:40 pm

In attendance: Margaret, Tina, Galia, Tina, Deann, Debbie

Absent: None

Quorum made

The July meeting was held via Zoom due to COVID 19

Approval of Minutes:

A correction needs to be made to the May 21, 2020 minutes. The minutes were incorrectly dated.

Treasurers' Report:

1. Current Woodlake financials are in good shape.

President's Report:

1. None.

Manager's Report:

1. Jim tours/walks the Woodlake property twice a week and tries to speak with both residents and board members.
2. No board meeting was held in June 2020.
3. Lease application processed for Unit #62. Sales applications processed for Units #121 and 141. Jim to go over approval files with the board.
4. Transition from Resource Property Management to Ameri-Tech is going smoothly.

New Business:

1. Woodlake delinquency policy is being followed:
 - a. Letters are being set to delinquent unit owners.
 - b. The delinquency list is being monitored and cleared up, if possible.
 - c. Next Delinquency Report to be issued this month.
 - d. The transition to Ameri-Tech may account for some of the delinquencies.
2. Violation:
 - a. Jim visits Woodlake twice each week.
 - b. A noncompliant list will be sent to the board in the near future.
3. Landscaping and Irrigation:
 - a. The irrigation schedule is Monday, Wednesday and Friday. It runs for four hours beginning at 11PM.
4. Tree trimming on common property to begin shortly.
 - a. Discussion of who is responsible for trees with unit's fenced area. Jim contacted the Woodlake attorney for clarification of this issue.
 - i. If unit owner tree is causing damage to common area – who is responsible for cost of repair. Example: roots in sewer lines.
5. Jim is withholding payment to Protection 1 (aka-ADT) until a meeting is arranged to review security system, cameras, fobs and confirm ALL are in working order. Jim is exploring options and looking to find other security companies that may better fit our needs.
6. The Clearwater Police Non-Emergency telephone number is: 727-562-4242.

7. Jim is requiring a termite report and rodent report before invoices will be paid.
8. Owner/Residents Email Correspondence:
 - a. Dumpster Issue - Recycling bins are being used for trash.
 - b. Dumpster Gates are not working properly. Jim will have Affordable to inspect all gates.
 - c. Landscapers blowing debris on cars.
 - d. Complaint about pavement and speed bumps.
 - e. Pool furniture broken. Jim to have chairs re-strapped.

Left meeting at 8:25 -

Motions:

Motion: To accept May minutes with an exception, incorrect date, date to be corrected. Debbi, 2nd Deann, all yes.