

Meeting Notes 4/15/2021

Called to Order 6:35 pm

In attendance: Margaret, Roseanne, Deann, James, Galia

Quorum met

The March meeting was held via Zoom due to COVID 19

Approval of Minutes: March minutes were approved.

Treasurers' Report:

1. Current Woodlake financials remain in good shape.
 - a. As of March 31st operating funds were \$153,311.03
 - b. As of March 31st reserves were \$126,972.36

Manager's Report (as of February):

1. James continues to work with Soles on rodent problems.
2. Roseanne continues to work with Jeremiah of US Lawns on our irrigation system.
3. Kudos to James and Roseann for all their hard work for the community.
4. Non-compliance letters were sent to units 23 and 115.
5. There weren't any sales or leases this month.
6. Assessment workshops took place on Feb. 12th, Feb 18th, March 11th and March 25th. The Board to discuss a special assessment with the community.
7. James is investigating a rodent complaint from unit 53 – he found holes in the fascia and will have them repaired.
8. Irrigation: A report is due from Jeremiah (US Lawns); Roseanne is waiting for Jeremiah's email – Jim will follow up. US Lawns have begun their weekly service and Wednesday is Woodlake's lawn maintenance day.

Unfinished Business:

1. Pool furniture: Jim and Galia reviewed quotes from Patio 2000 and Florida Patio Furniture. It was recommended to accept Florida Patio Furniture. They will repair and re-strap the furniture. The furniture will remain blue and white but the 9 foot umbrellas will be multi colored. The current umbrella weights will support the 9 ft. umbrellas. Florida Patio will remove the old furniture and delivery the new – Galia will contact the vendor and try and have the delivery charge waived. Jim will also arrange to have Affordable Work Orders discard old pool furniture. James and Roseann will sort what pool furniture will be kept and what will be discarded. Jim will advise James and Roseanne of the delivery date.
2. Rodents: Jim received the Soles monthly rodent report but will contact them to have a more detailed monthly report issued. Jim will request the status of bait boxes, what work was done (were traps refilled?) James is in contact with Soles on a weekly basis and will follow up.
3. Swing Set: Play Tampa Bay and Florida Playground & Steel submitted quotes. Roseanne and Jim reviewed the quotes and Roseanne recommends Florida Playground. Jim also recommended new chains to be included for a total of \$614.70. Jim will contact Florida Playground.
4. Towing agreement: Jim contacted Clearwater Towing. Margaret and Jim will meet to review contract.

5. Collection policy: The Woodlake attorney reviewed the Policy and Procedures Regarding Collection Notices to Units In Delinquency and have submitted their opinion. Jim recommended that the board accept the policy as presented.

New Business:

1. Set a date for special assessment meeting: A special assessment will need to be adopted at a special community board meeting. A date and time for this meeting must be established. Once established a US Postal mailing will be sent to the membership. Multiple dates were discussed and it was decided that the meeting would be held on May 11, 2021 at 6:30 PM at the Clubhouse. In conjunction with the meeting at the clubhouse a zoom meeting will also be initiated. This meeting will be in compliance with the CDC guidelines. A discussion by the board will take place and if an owner wishes to ask a question or make a statement it MUST be submitted in email form prior to the meeting to James Mateka at jmateka@ameritechmail.com. The emailed/submitted questions will be reviewed and discussed by the board at the meeting. Jim requested that the board verify the functionality of the Wi-Fi service at the clubhouse before the meeting is to be help.

Discussion:

1. Unit owner stated that the pine cones are not being cleaned up by the landscapers and pose a hazard. Pictures were submitted and Jim requested that they be emailed to him. Also a question was asked on a tree removal that the roots are lifting the asphalt – Jim will investigate and report back.

Adjourned 8:19 PM

Next Meeting: May 11, 2021

Motions:

Motion: To accept March's meeting notes as presented. Roseanne, 2nd Deann, 4 in favor/0 opposed.

Motion: To approve purchase of pool furniture from Patio 2000 per quote submitted with or without delivery charges but to be no more than \$3,938.7. James, 2nd Galia 5 in favor/0 opposed.

Motion: To approve the purchase of playground equipment from Florida Playground & Steel per quote submitted for \$614.70 pending signed bank documents. James, 2nd Roseanne, 5 in favor/0 opposed.

Motion: To adopt Collection Policy with attorney's comments. Margaret, 2nd Deann, 5 in favor/0 opposed.

Motion: To establish a Special Board Meeting that will take place on May 11, 2021 at 6:30 PM at the clubhouse and via zoom. Notices to be mailed. James, 2nd Deann, 5 in favor/0 opposed.

Motion: To adjourn at 7:48 PM. Roseanne, 2nd Deann, 5 in favor/0 opposed.