

*Experience the Difference*



WOODLAKE ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
**MINUTES 5-15-2025**

ATTENDED: **CERTIFIED QUORUM OF THE BOARD**, (In person) Galia Tzolova, President, Peri Worrell, Treasurer, Katia Chuleva, Vice President, Richard Epp, Community Manager and Judy Adams, Secretary, via Zoom. **Homeowners attended:** John Osbourne, brother of Paul Osbourne and son of owner unit #71, unit #33, unit #95 and both residents of unit #82.

**MEETING CALLED TO ORDER:** Richard Epp called the meeting to order at 6:32pm.

**CERTIFIED MINUTES FROM LAST MEETING 4-17-2025**, Peri motioned to approve previous meeting minutes without reading, Judy seconded, motion carried.

**CERTIFIED PROOF OF NOTICE**, Verified posted by Judy.

**OLD BUSINESS:**

1. Woodlake Insurance renewal: Anthony LoSchiave with Great Florida Insurance attended via zoom and discussed the quote for the Insurance renewal with the 2 carriers, American Coastal and Trident. Anthony discussed all insurance policies. Property, General Liability, Crime, Social Engineering, Directors and officers, Workers Comp and Umbrella policies. He gave quotes on 5% & 3% deductibles, The difference between using the old appraisal and the new appraisal (14.5M vs 16.7M) based on the approximate numbers there would be 47K in savings using Trident and 45K in savings using American Coastal compared to last years' premium paid. The board of directors will review all the information and decide in the coming week.
2. Drainage Project: Multiple quotes were received for the removal of the 90-foot tree before the drainage can start. Peri motioned to use Proper Cut Tree Care, Galia seconded, all in favor, motion carried.  
Ameritech to verify the status of the permit and specifically if a plan to plant the trees required by the City of Clearwater is needed before commencing work.  
PLS (Parking Lot Services), the vendor sealing and striping the community was discussed including the towing procedure, edging by pavement and the parking lot being blown off.

**REPORTS OF OFFICERS:** There were no reports from the President or the Secretary. The Treasurers' report summarized the financials including the reserve report and clarified that the operating account balance shown was lower than actual due to a backlog of uncleared items of which accounting at Ameritech has been notified.

Ameritech to confirm the status of the Engagement Letter for the audited financials for prior year.

## **REPORTS OF COMMITTEES:**

1. Fining Committee. Galia motioned to add Michelle Larsen to the fining committee, Peri seconded, Judy third, unanimously passed.
2. Arch Committee. The board of directors unanimously approved the architectural applications for unit #91 and unit #25.

## **MAINTENANCE**

1. Unit #52 requires gutter maintenance, Amanda with Ameritech to send violation letter to the owner.
2. The board of directors unanimously approved of using Hardie Board to repair wood rotted units.
3. Units #71, 72 & 73. Unit #71 stated that they plan on repairing the unit's drywall at present but could change depending on the health of his mother.
  - a. Unit #72 had used unauthorized bricks, then landscaping cloth, soil, and mulch impeding AC line drainage, and a cracked sprinkler line kept the area wet. Sprinkler line has been capped, soil and mulch removed. Homeowner submitting Arch application.
  - b. Unit #73: an inspection will be scheduled in the next week regarding their complaint about backyard flooding in heavy rains.

## **TENNIS COURT**

1. The board of directors discussed needing a spring for the gate for auto close. Ameritech to obtain estimates.
2. An alarm system was discussed but was tabled at this time.

Judy to assist in repairing hole for the 25' Flagpole as a volunteer.

Sidewalks have lifted in areas, causing unevenness and trip hazard. Ameritech to check for vendors for sidewalk grinding options, including notifications of bad areas.

The board of directors will proceed with previous plan of placing motion detection cameras by the clubhouse and the rear dumpster area; one camera may be placed by front dumpster instead.

Peri advocated personal interviews for buyers and renters to avoid false intentions.

Galia advocated allowing Zoom meetings for buyers and renters that are out of town.

A unanimous decision was made to allow Zoom (not telephone) interviews only if prospective resident specifically requests it due to hardship (such as living out of town); and to have more than 1 board member present during a Zoom interview.

**ADJOURNMENT:** Galia motioned to adjourn the meeting at 8:47pm, Peri seconded, Judy third. Meeting adjourned.

Meeting minutes prepared by Richard Epp Ameri-Tech Community management on behalf of the board of directors.

***Ameri-Tech Realty, Inc. \* Ameri-Tech Community Management, Inc.***  
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