

**January 16, 2025 6:30 p.m.**

Woodlake Association Clubhouse Board Meeting Minutes

Order called 6:31 p.m.

**A. Roll Call:**

Ameritech Manager Bob Kelly

Board members:

Judy Adams - Secretary

Peri Dwyer Worrell - Treasurer

via ZOOM:

Galia Tzolova - President

Katia Chuleva - Vice President

Marina Brigati - Director

Quorum established

Unit owners: Karen and Mike Tillotson, Steve Worrell, Denise, Michelle Larson, Juremy Veliu, Patrick Cowley

**B. Reading of December 9 minutes** by Judy Adams

Galia move, Katia 2nd

Minutes approved

C. None

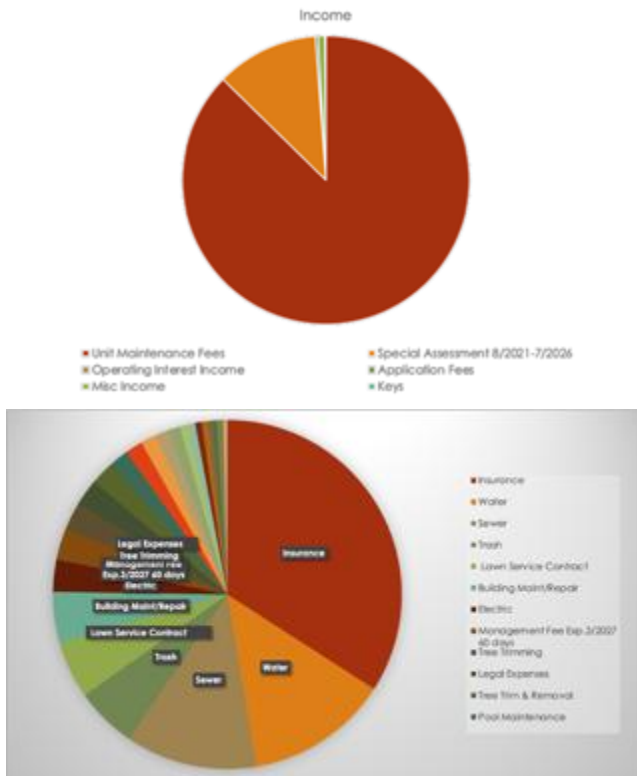
D. None

E.

### Report of Officers and employees

Treasurers Report by Peri

Operating Account balance:	\$26,984
Pooled Reserves/Deferred Maintenance account:	\$297,942.63
Less amount committed to Drainage Project:	-\$79,000
Less overdue reserve projects	
Asphalt, Patch, Seal Coat & Stripe:	-\$24,000 est.
Tennis Courts, Color Coat	-\$18,000 est.
Remaining uncommitted Pooled Reserves	\$176,942.63
Balance remaining on fence loan (payoff Spring 2026):	\$151,450.26



Pointed out necessity of proper reserve funding accounts,

**FPAT** Projected Contribution: \$11,000 per month

Actual Contribution (net after fence loan payment): \$5,587.10

Clubhouse security, repaving of parking lots due in 2024, tennis court resurfacing due in 2024, pool tiles, strain on pooled reserves due to drainage project scheduled this year financial audit 2024, insurance increases (on website) sewer and water, importance of finance transparency. Recognition of need for wood rot repair and buildings painted in 2026. Funding for this unavailable.

Secretary Report by Judy

re: recent vandalism to Woodlake property and police report, Announced Facebook private group for members only, open communication invited <https://www.facebook.com/share/g/19gNs38JGH/> up to 12 members so far, a moderator volunteered.

President Report by Galia

Woodlake insurance expires in May 2025, found an insurance person for next meeting to compare insurances.

No other reports.

## **F. Report of Committees**

Fining Committee established:

Jeremy Veliu, Mike Tillotson (6 months) and Jessica Palmerino

Bob Kelly explained how it works and a booklet of info given to Jeremy by Judy. (copies of each page in Sec. file)

## **G. Unfinished Business**

Peri: Presented possible cameras for clubhouse and trash enclosures, Peri motion to purchase, Galia second - approved all in favor

Home owner #103 Cowley presented information on storage located in common area behind his unit. Responsibility of ownership/clean up established.

Problem with vagrants using the space and he advocated extending backyards to property fence. Peri responded that board recognizes that the area has been neglected and is working with lawn company to clean up back area but owner must remove all his belongings.

#136 Worrell owner re: oak tree behind unit belonging to other property encroachment, Bob Kelly explained why Woodlake is not responsible however there is a Clearwater law regarding potential liability.

Chimney repair quote

FOB system - suggestion of using FOB for dumpsters, discussed possibility once the system is back up and running since we were locked out a few months ago.

Peri report on recent extra hurricane repair expenses:

\$39,741.50 of which

\$34,140.00 was paid from operating rather than reserve account. Peri motioned to transfer reserve funds to operating account. Bob Kelly said recode it and it will work. Chimney repair quote discussed - Judy to get quote from Chili.

## **H. Original resolutions and new business:**

Peri: Camera inspection run through old clay sewer lines as preventive measure before drainage project behind Unit #41 begins. Request quote through engineer.

Question re: Unit #131 purchase legality - attorney letter, possible amendment to resolution re: rental rules.

Pool shower head replacement approved Galia approved, Bob Kelly authorized.

Discussed sprinkler inspections that have not been completed in 1 1/2 years. \$715.00 in repairs proposed by US Lawns after this month's "wet check" inspection. Will likely be less most months, possibly more after the drainage project. Galia approved this.

One member in attendance offered to help with FB group. Did not get her name or unit #. She gave it but it was not audible on the video.

Motion to end \$100 clubhouse rental fee - continue \$500 refundable deposit upon clean inspection - Judy motion, Galia second all in favor, passed.

- I. **Adjourned** Mike motion, Peri 2nd, all in favor - unanimously adjourned (time appx. 8:15 p.m.)