

Woodlake

June Board Meeting Minutes June 19, 2025

CALL TO ORDER 6:31 p.m.

QUORUM met: Peri, Treas., Galia, President, Judy Secretary, Richard Epp Mgr.

Residents in attendance: Ed Sachs, Sandy, Steve, Dave and wife, Gladys, Michelle Larsen

CERTIFY PROOF OF NOTICE - done

CERTIFY MINUTES FROM LAST MEETING - done

OLD BUSINESS:

Richard gave update on concrete, vendor is ready

Julia cleaner: bathroom soap low, Galia creating a checklist for cleaning

NEW BUSINESS

ARC windows for 115 (Shirley) Unanimously approved

Q from unit 112, where to park during paving/branches cutting

Richard to ask Tod to move equipment to free up parking

#82 sump clean out \$1875 approved Richard following up

Unit 138: Attorney opinion: except personal property, cabinetry, coverings and décor covered—association responsible even though it was on her own \$17,500 requested—we need paperwork detailed report from contracted vendors and breakdown of costs, proof of payment by owner. Once she submits it we can evaluate what's covered. Gladys to submit paperwork to Richard, Richard to send attorney opinion by email. Gladys summarized story of damage when tree fell. She was told that interior was her responsibility—Bob Kelly said “I have 21 other properties”, on October 31 “He said I am not authorized to work inside villa I suggest you find another place to live.” Gladys's contractor had already done demolition and communication ceased. Crack in slider noted by Bob after 10/31/25. 10/23/25 she met with FEMA—FEMA rep said plumbing okay, electric, kitchen, etc was fine, so advised her to use alt bedroom & DR for storage, she slept in main BR—she has photos of water stains in main BR—FEMA told her she could move

in. Clearwater set up separate hurricane permits so she was able to move in by Nov. 11 with everything according to the law.

UNIT 73 MCKINNON

Shawn Chase from Unit 61 Flooding: Bob at Dunedin Plumbing Sunday June 15—came Monday June 16. Described extensive destruction—hot and cold water pipes broken inside slab. Owner talked to Sawyer and Jim at Dunedin Plumbing. \$350 charge for leak detection when it wasn't working. Charlie is owner of Dunedin Plumbing.

Board discussed using (Guardian or Clearwater Plumbing) in the future. Unanimously passes.

Motion to pay \$1,150 of \$1,500 bill and Shawn will dispute the \$350 charge.

Unit #161 Monday, Dunedin Plumbing work - J Motion, Galia Second, Peri agreed to change plumber vendor

Peri moved to reimburse unit owner for plumbing repair - Galia second, all in favor.

Proposed addition to Woodlake rules - attached - owner initial each page and each gets a copy.

Items requiring ARC application - elements - all in favor - attached

REPORTS OF OFFICERS

A. President

B. Treasurer - posted to website

C. Secretary

REPORTS OF COMMITTEES

Violations/Fining Committee - none in attendance

Richard suggested contacting vendors to find out if they have any rate increases planned

ADJOURNMENT: Galia motion 8:15 p.m.