

Your Quarterly  
Neighborhood News  
April 2020  
Volume 7 Issue 2

Board of Directors:

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# Woodlake News

## WELCOME NEW MANAGEMENT COMPANY

For several months the Woodlake Board of Directors has been searching for possible new management companies. After several different visits and interviews and tours the Board has chosen to contract with AMERI-TECH COMMUNITY MANAGEMENT, INC.

Those residents who chose to attend the Board meeting on March 19 have had the opportunity to meet representatives of AMERI-TECH. Specifically, James Mateka (JIM), LCAM, who will be our community manager and a name you want to add to your contacts list. His contact is 727-726-8000 ext. 269. His email: [jmatecka@ameritechmail.com](mailto:jmatecka@ameritechmail.com).

We started our search by exploring other condo communities and seeking out opinions about their current management companies. We looked at Community websites looking for communities with issues similar to Woodlake. We sought recommendations from community boards and owners. We reviewed references provided by management companies we contacted. As a result AMERI-TECH made the best match for both our needs and the guidance experiences, and services they can provide.

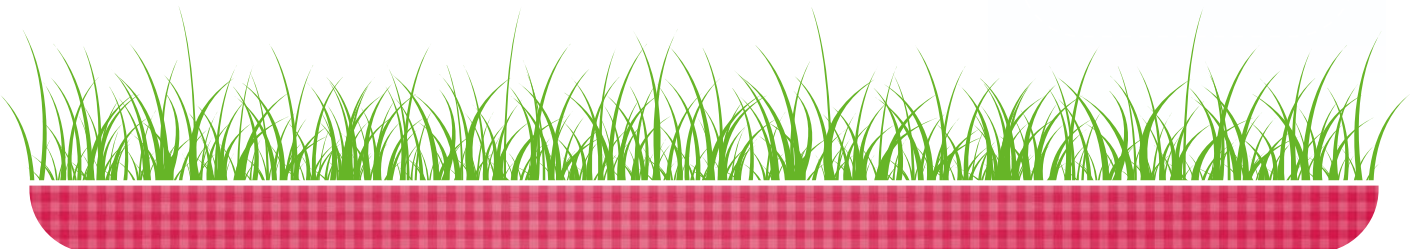
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### Important Dates

- 04/16 Board Meeting
- 05/10 Mother's Day
- 05/21 Board Meeting
- 05/25 Memorial day
- 06/18 Board Meeting
- 06/20 Summer Begins



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AMERI-TECH's goals for Woodlake are easy to understand

- Protect our property values
- Control our maintenance fees
- Economically and effectively provide property maintenance
- Help Woodlake with fiscally responsible planning for capital expenses

AMERI-TECH will provide a physical presence and follow up on work done by our contractors.

We believe it won't be easy and we all have a lot of work to do but AMERI-TECH can make a difference in our community.

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*"I enjoy the spring more than the autumn now. One does, I think, as one gets older."*  
 — Virginia Woolf, *Jacob's Room*

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### **Meeting Tidbits**

1. Discussed pet waste not being picked up. It was suggested that a Fining Committee be organized with rules and guidelines.
2. Discussed sub meter: only potable water would be metered. Need 75% of units to approve installation of sub meters.
3. Volunteers needed for committees
4. Woodlake records are starting to move from Resource Property Management to Ameri-Tech Community Management.
5. Woodlake pool and pool area to be closed to comply with government guidelines.
6. Introduced Jim Mateka, our property manager from Ameri-Tech.

### **Metal Trash Removed—Free**

To get rid of unwanted metal item, such as:

Appliances  
 Barbeques  
 Bed Frames, etc.

Free of charge - call Wilfred Jameson, 727-657-4062 and he will come to your door and pick the item(s) up. This saves you time, money and Woodlake's dumpster area will not need a special pick up or pay someone to clean the area.



#### Telephone Numbers

##### **AMERI-TECH**

Jim Mateka:  
727-726-8000 Ext. 269

##### **Bouchard Insurance**

David Mohns: 727-373-2947

##### **Plumber**

Just In Time Plumbing:  
727-412-8075

##### **Electrician**

Dunedin Electric:  
727-773-1622  
David Nardin Electric:  
727-418-5674

##### **Lawn & Trees**

Contact Kerry Laughlin  
O'Neills Tree Service:  
727-599-7548

##### **Pest Control**

Haskell Termite & Pest:  
727-466-6533  
Dean A. Soles  
Pest Control  
727-397-5297

##### **Handyman & Janitorial**

Ignacio Riveras Service  
and Repair (Chili):  
727-686-9511  
Affordable Work Orders:  
727-709-4895

##### **Locksmith**

Countryside Locksmith:  
727-796-0292

##### **Air Conditioning**

Cool Wizard  
Alison or Robert  
(727) 542-6178  
info@coolwizard.com

## **Recycle Unwanted Electronics**

Don't know what to do with your old TV? Bring it to the city of Clearwater's Monthly Electronics Drop-off Day. Residents can bring electronics to the drop-off facility on the last Wednesday of every month from 7 am to 3 pm at 1701 N. Hercules Ave., Clearwater residents with proof of residency (a utility bill) may dispose of unwanted electronics for free. Hazardous electronics accepted include TVs, monitors, laptops, power supplies, CPUs, cell phones and other devices with rechargeable batteries. For more information, call 562-49202.

## **Simplify to 5**

Make sure that you are recycling right. Simplify to five, and get back to basics. Recycle only plastic bottles and containers No. 1 to 7, metal cans, glass bottles and jars, cardboard boxes and mixed paper. Everything else goes in your trash can. Learn more at [myclearwater.com/recycling](http://myclearwater.com/recycling).

*From My Clearwater - Recycling*

*""Spring is the time of plans and projects.""*

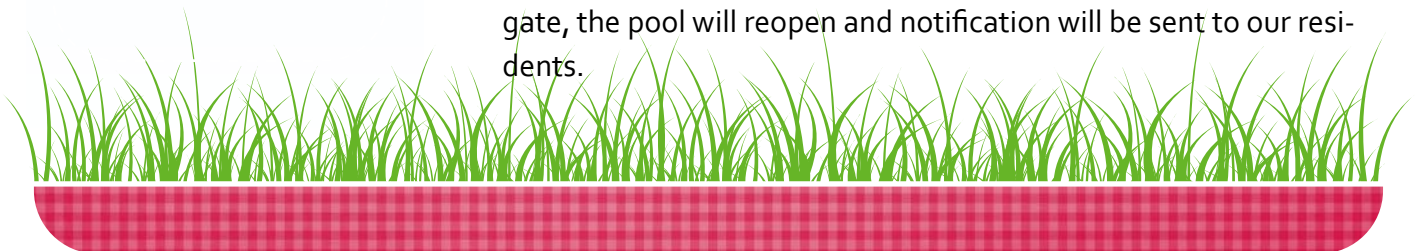
*— [Leo Tolstoy](#), [Anna Karenina](#)*

## **COVID 19 Guidelines Close Woodlake Pool**

As you all may know our pool, deck area and clubhouse are closed per government guidelines. We do not have a timeline or date on when the pool will be able to reopen. I have provided the Pinellas County "COVID-19" Safer At Home website for you:

<http://www.pinellascounty.org/emergency/covid19/default.htm>

The pool is being maintain and tested per the maintenance schedule and as soon as this order is lifted and it is safe again to congregate, the pool will reopen and notification will be sent to our residents.



## MAINTENANCE RESPONSIBILITIES -UNIT OWNERS

*This list is provided for guidance only.*

Please refer to Woodlake Rules, Florida Condominium Statute 718 and your specific condominium documents for updated maintenance responsibilities.

Bathtub/shower

Toilet

Bathroom sink

Electrical outlets and fixtures

A/C unit and compressor

Interior doors

Refrigerator

Oven/stove and hood

Counter tops and cabinets

Kitchen sink

Disposal

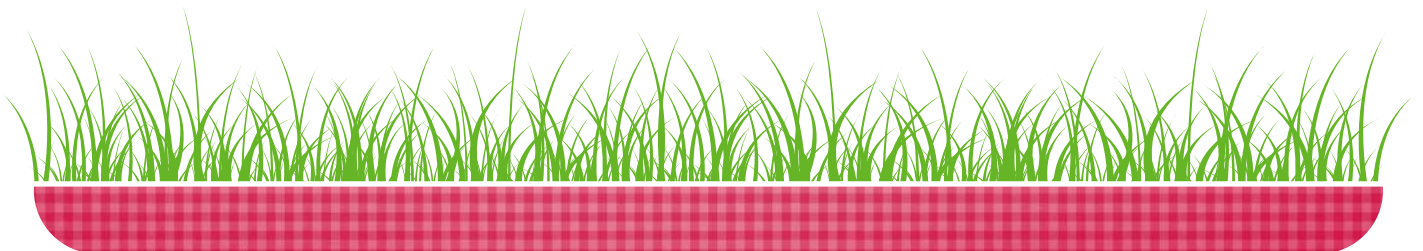
Water heater and Water filters

Windows/sliding glass doors

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*"This community will not be a good place for any of us to live in unless we make it a good place for all of us to live in." Theodore Roosevelt*

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# COMMITTEES

## Upkeep and Improvement

by Roseanne Collins

Greetings!

I hope everyone is doing well and staying home as much as possible. Please let me know if anyone or if anyone you know in our community may need some assistance, whether it be with picking up groceries or anything else. This is a time when we can really be there for each other. We are not alone!

With that said, we did have a Board Meeting last week and met with our new Property Manager, Jim Mateka of Ameri-Tech Community Management, Inc. Personally, I felt his presentation gave us hope that we will be able to have more qualified and available support from Jim and Ameri-Tech. He shared his extensive experience in general contracting and community management. Ameri-Tech and Jim officially take over our property management on April 1st.

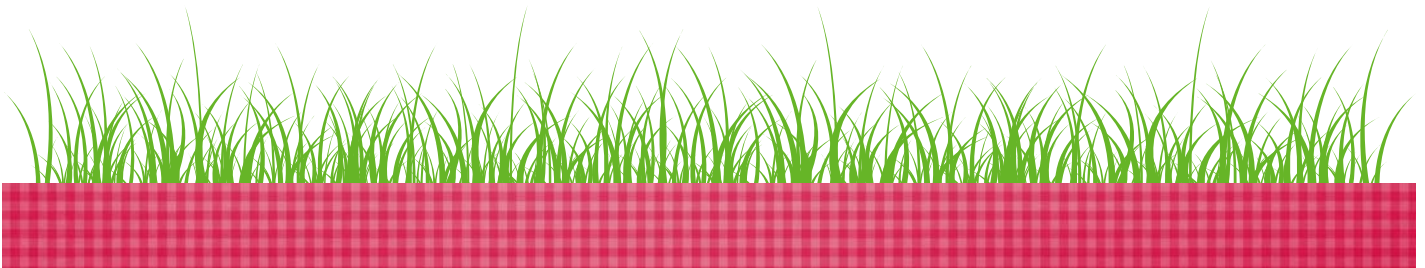
In the meantime, Woodlake's quarterly newsletter will be issued on April 1st. Our committee has been asked to contribute to the newsletter with anything we would like to communicate to the community. I had mentioned doing a piece on "Let's Talk Trash" which can include ideas on what we can suggest to help with some of Woodlake's issues with litter, dumpsters, dog waste, etc. Some of us have also expressed issues with the lawn service performance.

Please send me your ideas and I will compose an article for the newsletter. Since we may have some extra time on our hands staying at home, this should not take too long. Please get me your thoughts by Saturday morning (3/28) so I can get this to our Newsletter editor ASAP.

Due to our 'safer at home order' and social distancing guidelines, we will not be scheduling a committee meeting until further notice. We can, however, stay in touch via this email string.

Thank you and stay home, stay safe, and stay clean!  
Roseanne, #96  
727-560-5684

P.S. Again, if anyone needs assistance, please do not hesitate to contact me.





# COMMITTEES

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## **Woodlake Safety**

by Sue Vilardi

### **ALERT: Solicitors on Woodlake Property**

Woodlake is Private Property. There has been an increase in solicitors going door to door in our community. The other thing to keep in mind, not all solicitors are honest, many are looking for vacant units, that can be burglarized.

If any solicitor comes to your door, or approaches you on this property- **ASK FOR THEIR PERMIT FROM CITY OF CLEARWATER.**

If they say they don't have one, ask them to leave immediately, they are trespassing.

Then contact Clearwater Police at 727-562-4242, with the description of solicitor, they can remove person from our property if they do not leave when asked.

During this pandemic, people are losing their jobs and getting desperate for income. Please remember for your safety, do not let a solicitor into your home.

Do not provide any personal information to anyone that does not have a permit to solicit in Clearwater. If they do have a permit, you can call police to verify.

### **Dumpster areas**

Please remember- **NOTHING** is to be left on the ground in dumpster areas. Hiding big items out of sight **BEHIND** the metal bins is not the solution.

Please take all large items- to the dumpster area in northwest corner of property that backs up to the park.

Remember, dumpsters are for **BAGGED**, household trash **ONLY**.

The dumpster areas **ARE NOT** Donation Stations for your unwanted items.

Salvation Army, Goodwill and other agencies are able to help you if you have items to donate.

# ***STAY SAFE AND STAY WELL***

