



Your Quarterly

Neighborhood News

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Woodlake News

Roof Replacement Has Begun

Green Minority Roofing has begun the Woodlake “Roof Replacement Project”. On August 4th our roofing project began with the replacement of



building 2068’s roof. The project will continue until all the contracted roofs have been replaced. With a few hiccups along the way Green Minority Roofing is proceeding according to plan. If you have any questions or concerns please contact our newly assigned property manager, Kim Bramson (see page 3 for her contact details). Please be aware

that with supply chain difficulties there have been some short delays in the flow of work. Each building will receive a hardcopy notice when their building is scheduled for work to begin, along with steps that the unit owner/resident should take to keep personal property safe from damage. The board is concerned and monitoring closely the supplies used by the roofing company with the cost escalating and petty

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Important Dates

- 10/12 Columbus Day
- 10/21 Board Meeting -6:30pm.
- 10/31 Halloween
- 11/18 Annual & Budget Meeting -6:30pm.
- 11/XX Thanksgiving Day
- 12/25 Board Meeting -6:30pm.
- 12/25 Christmas Day



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Having an effect on the budgeted dollars. A discussion of the financial ramifications will take place at the October board meeting.

Please Remember:

- The roofers start early; apologies are offered and thank you for your understanding.
- Please remove, cover and protect your personal items in the front and back areas of your unit. The contractor will not be responsible for damage to personal property.
- Please keep your back gate **Unlocked**. Daily, the roofers will remove any debris from the days work and must have access.
- For yours and your pets safety, please do not walk your pets in construction areas.
- **Do Not** put any of your personal trash in the construction dumpsters. These dumpsters are for the construction company's crew only.
- To protect your vehicle from damage please do not park near the construction dumpsters and if possible find an alternate parking space while your building is under construction.

This roofing project has been a long time coming and the board thanks all the residents for their patience and understanding. If there are any concerns or questions please contact Kim Bramson, property manager, at kbramson@ameritechmail.com or 727-726-8000 ext. 253

“No spring nor summer beauty hath such grace as I have seen in one autumnal face.”

— John Donne



Telephone Numbers

Ameri-Tech

Kim Bramson : 727-726-8000
Ext. 253

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

Pest Control

Haskell Termite & Pest:
727-466-6533
Soles Exterminating:
727-397-5297

Painters

Al Leach Painting:
727-447-4004

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



New Property Manager for Woodlake

Please give a big Woodlake welcome to Kim Bramson, LCAM. In August Kim was appointed as our property manager and she looks forward to helping our community for a long time. She started with Ameri-Tech this August but has had extensive experience in the property management industry. The board is looking forward to working with Kim to keep the Woodlake community in tip-top shape. Please do not hesitate to contact Kim with your questions, concerns or questions.

Kim's contact information:

Ameri-Tech Community Management, Inc.
24701 US Highway 19 North, Suite 102
Clearwater, FL 33763

Email: kbramson@ameritechmail.com

Telephone: (727) 726-8000 ext. 253



*"He is a wise man who does not grieve for the things which he has not,
but rejoices for those which he has."
— Epictetus*

That Time of Year

The Annual and Budget Meeting is being held on November 18, 2021. You should have received your first notice of meeting in September. Attached is a copy of the mailing and the "Notice of Intent to be a Candidate". When you receive the proxies may now return to Ameri-Tech Community Management via scanned and Emailed (kbramson@ameritechmail.com), Faxed (727-723-1101), through the U. S. Mail (24701 US Highway 19 North, Suite 102 ~ Clearwater, FL 33763) or hand delivered to the Board of Directors. Please keep an eye out for these important documents and send your proxy in as soon as possible after receipt.



Meeting Tidbits

- Reminder the Woodlake's Website: www.woodlakeassociation.com.
- The new swings have been installed and are ready for play.
- Triangle Pool will replace Anchor Pool services .
- A request for help to form a committee to update the policy and reopen the clubhouse when the Covid over. Please contact Woodlake News (woodlakenews@gmail.com) if you would like to help!
- Umbrellas are to be closed when leaving the pool area. Reminder tags have been installed on each umbrella.
- The numerous potholes are to noted and repaired.
- The fencing project is under discussion and vendors are to be contacted for quotes.
- Reminder that ARCs are to be submitted before any work begins.
- Researching if it is feasible to have solar panels installed on clubhouse to lower utility bill.



Call for Volunteers

Board is asking for volunteers to help with committees. A Social Committee is needed to help reopen the clubhouse when covid is over. A volunteer who will:

- Help with planning any Woodlake community social events.
- Do the inspection before and after any get-together, party or meeting held by residents.
- To collect deposit and fee.

Woodlake News would like to invite Woodlake residents to submit a column about our community for the Newsletter. Please contact Woodlake News (woodlakenews@gmail.com) if you would be interested.

“Autumn is a second spring when every leaf is a flower.”

- Albert Camus



Rules Review

TENNIS COURTS

Tennis Court Hours: **Dawn – Dusk**

Courts are restricted to residents and their guests. Proof of residency may be requested.

All players must wear tennis shoes.

Courts are for tennis only (**skateboarding, playing ball, or any other uses are prohibited**).

Children under age 14 must be accompanied by a person over the age of 18 at all times.

POOL RULES

Pool Hours: **Dawn – Dusk**

Pool is for use by residents and their guests. Proof of residency may be requested.

Children under age 14 must be accompanied by a person age 18 or older while in the pool or within the fenced deck area.

Proper swim attire is required. No infants in pool without proper undergarments. Children of diaper age must wear diapers and rubber pants. Parents may be responsible for the costs incurred if a child has an accident in the pool.

Excessive noise, or playing of music which can be heard from more than 50 feet away, is prohibited.

Shower before entering the pool. Do not enter pool with suntan oil on your body.

No glass containers are allowed within the fenced pool area.

No running, roughhousing, playing ball, skating, etc. are allowed in the fenced in pool area.

No food, drinks or gum are permitted in the pool.

No diving.

No playing on the safety rope.

This rope is required to keep our pool legal, every time it needs to be replaced because of damage it costs us all \$\$\$\$'s.

Return safety rope to its proper secured position.

Refuse must be placed in a trash container.

Lower umbrellas and return pool furniture to its original location after use.

