

Homeowners Meeting

August 18, 2026

1. **Call to Order** – Welcome. We are meeting by Zoom today.
2. **Calling the Roll** –
3. **Reading and Disposal of Unapproved of Minutes from Last Meeting**
4. **President's Report**

Thank you all for joining our Zoom HOA meeting tonight. Let me highlight some projects that we have been working on.

- A. Trees** – You will notice, the oak trees along the boulevards have been trimmed. The canopy was raised, the trees thinned out to facilitate wind movement during storms and dead branches removed. We put the work out to several tree companies to bid on the project. We contracted with Tucker Tree Trimming and we are pleased with their work and with their clean up.
- B. House Painting** – We have confirmed that the painting of homes scheduled for 2026 will begin mid-October and be finished prior to Thanksgiving.
- C. North Pond** – We have been working with TECO to determine if there is a power issue getting to the fountain in the pond. They have advised us that power is getting to the panel so we have now called an electrician to see if all connections within the panel are good or if it is the motor on the fountain itself. The fountain is under warranty so if it turns out the issue is there, we will work with Lake Brothers to replace the motor. We are also looking into the possibility of having surge protection added to the electrical panel.

D. TURFCO – We continue to receive positive feedback from many of our neighbors letting us know that they feel the service we are receiving from TURFCO has been an improvement over our last landscape maintenance company. We are working with them to facilitate our lawn recovery following this summer of extreme drought and excessive heat. We are in negotiations with them to determine if we will renew them for a 2-year period.

Turfco will trim the palms in the neighborhood starting next month. We do not have an exact date at the moment but we will keep you updated when we know more.

E. Couple of Housekeeping Issues –

- 1. Parking** – We want to keep our access to sidewalks open and accessible for pedestrians. Specifically, (Section 4.2(c)) vehicles parked in driveways should not block the sidewalks. Please be mindful of where your vehicle may be parked so you aren't blocking the sidewalks. No overnight street parking is permitted anywhere in East Lake Woodlands. Additionally, please don't park on the grass between the road and sidewalks.
- 2. Speeding** – It's almost fall. We want to remind everyone that kids are back in school so be careful driving on our streets and to watch for pedestrians. More people will be returning to the neighborhood for the winter so we will see increased driving on our roads. We need to be careful when driving in a residential area. When in the neighborhood, please be aware of those around you and drive at a lower speed to help protect our fellow neighbors. We are asking delivery drivers to do the same.
- 3. Yard Decorations** – It is getting time where folks like to decorate their homes for holidays. As a quick reminder, acceptable holiday decorations are Christmas

and Hanukkah. Decorations and lighting may be installed no earlier than November 15 and must be removed by January 10. Other Legal Holiday decorations may be put up two weeks before a holiday and shall be dismantled and removed within one-week after the holiday, i.e., 4th of July, Veteran's Day, Thanksgiving, etc.

Folks, there are some year-round basics as well. No artificial turf is permitted per the Architectural Guidelines. With our extreme heat, a few folks have inquired about that but that is not an option. Likewise, no artificial plants or flowers are permitted either even during this extreme heat. You can have one bird bath 36" in the front yard and 2 bird feeders that are not visible from the street. They can draw rats and raccoons and undesirable vermin so caution is recommended. A statue is permitted if it is less than 36". As we each appoint our yards, let's use restraint because what we feel may be adorable or fun, others not appreciate to the same degree.

F. **Drought** – While we have enjoyed some rain, it has not had any significant impact on our Drought situation and the rainy season has yet to kick in consistently. We can't emphasize enough how serious this drought is at the current time. This is the driest year in the past 132 years here in Pinellas County. Severe drought conditions and declining water supplies have led the Southwest Florida Water Management District (SWFWMD) to issue a Modified Phase III "Extreme" Water Shortage Order. Watering is permitted only one-day-per-week. This restriction remains in effect.

G. **Turn-Off Valves** – Thank you to the many folks who have taken the initiative to find their valves in their yards or have had a new one installed. We have discussed this concern on several occasions over the past year at multiple meetings. It is imperative

that you locate the valve in your yard that turns off your personal irrigation system if you have a leak. If you have a break in your irrigation system and cannot isolate it, you are personally adversely impacting the lawns and planting beds of your neighbors as well as the whole of our community. We will be putting together an inventory of those homes who have not complied and send letters to give them a date by which they must comply.

Please, if you don't know where your cut off valve is located, call a sprinkler company to find it or have a new one installed. Each homeowner is responsible to take care of their own system. This is not a Board responsibility.

- H. **Updating Community By-Laws and Rules & Regulations** – Our restated Declaration of Covenants, Conditions and Restrictions has now been registered with the County. Let me re-emphasize, we have consolidated ONLY what was original and anything that has previously been voted on and approved.

5. **Treasurer's Report**
6. **ARB Report**
7. **Manager's Report – Peggy Semsey**
8. **Maintenance Report**
9. **Old Business**
10. **New Business**
11. **Next Meeting: - Tuesday, August 18**
12. **Adjournment**