

Eastlake Woodlands Condo Unit IV Association

March Meeting Minutes

March 20, 2019

Meeting called to order at 7:09pm, at the Little Clubhouse, by President, Roland Roy. Phil Colettis, property Manger was present . Quorum was met with 2 board members present and the President on a conference call. The meeting notice was posted on Monday by Phil, as required.

The secretary, Marion, read the minutes from the January meeting. Motion was made to accept, seconded and all approved.

Phil said the board can consist of 3, 5 or 7 members as per the docs. A 4 member board is not advisable as it can cause deadlocks. Lou made a motion to appoint Robert Bruton to the board. The motion did not receive a second and was not approved. It was discussed that a 5th member would have to be found before appointing any additional board members. With a 3 member board, a quorum is met with 2 members in attendance either in person or via phone conference.

Agenda

Recycling containers were discussed. Phil brought up the additional cost of pickup & residents not separating trash properly. Lou mentioned that the county co-mingles the

recyclables after pickup. Roland felt we were not obligated to recycle. It was tabled.

Clubhouse reserve list was discussed. Property manager, Greg is responsible for the clubhouse. Reservations need to be made at office to avoid conflict in use. The fee is \$100 non-refundable, with a \$50 cleaning fee deposit. The fees collected are shared by all 3 associations involved. The use of clubhouse for association meetings trumps use by other members. Clubhouse usage by outsiders is not permitted. Sub associations are allowed to rent the clubhouse for their meetings. Lou reminded Phil to discuss replacing the pool table with Association 2 as they disposed of it without the approval of Associations 3 & 4.

Grounds were discussed. Cracks in sidewalks are reoccurring, a new method of repair needs to be found. Replacing the sidewalks is too costly. May need to cut out sections and replace. Phil will look into this. Shrubs being trimmed by landscaper next week. Leaves need to be blown away from building as it is causing air conditioners to rust. Hedge in front of Bldg. 3 needs to be replaced. This will be addressed after the roofs are finished.

Carport newly erected in front of Bldg. 2 needs to be numbered. Phil says it is being done by T-Bolt as part of a painting contract.

Interviews of perspective owners and renters will be conducted by Lou. An updated owner list will be provided, to the board, by Phil. He stressed our strict adherence to

new owners not being able to rent for one year and being put on a waiting list to rent until our percentage of renters goes below the maximum 20%.

Phil will draft a letter to the owners advising them about the necessity of having their units checked in their absence.

Rules for 20% rental cap and usage of units by family members was discussed. Phil will provide the board with copies of rules other associations have defined and established to use as a guide.

Treasurer, Marion, gave a report. Assets are \$94,969.47, Liabilities \$64,386.06, Equity/Capital \$34,400.88. A negative amount of \$4,700 is due to the payment of insurance.

Replacement of the shingled roof on Building 3 will be on next months agenda.

Roland opened up the meeting to members present. It was noted that the gate to the pool is not any longer self closing and an pool umbrella is broken. There is a leak on the flat roof above unit 208.

Phil advised the board that Assoc. 2 was getting a bid to clean the Miami curb around the clubhouse. The board needs to discuss this matter. Additional work of cleaning the sidewalks has already been completed. Approval of all 3 associations involved needs to be obtained before work

is done.

Meeting was closed at 8:48 pm.

Submitted by Marion Ruuge-Aronson