

Eastlake Woodlands Condo Unit IV Association

April Meeting Minutes

April 17, 2019

Meeting called to order at 7:07pm, at the Little Clubhouse, by President, Roland Roy. Phil Colettis and Beverly Neubecker, property Managers were present . Quorum was met with 3 board members present. The meeting notice was posted on Monday, as required.

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

Agenda

1. Grounds

Pet walk and waste station between bldgs. 1 and 2 was proposed and discussed.

Roland advised against it, as it would require us to monitor the station and refill the bags. Lou felt the area in question was too small. Item was closed.

Landscaping was discussed. Mulch is needed behind Bldg. 2 in the sandy area by unit 211 and on the end of Bldg.1 facing Woodlands parkway. Flowering shrub to be planted in front of unit 215 in empty spot near sidewalk. The rest of landscaping will be addressed in the fall.

2. Letter to the owners was discussed. Phil explained how change in insurance clause will effect owners in reference

to the dry wall coverage in the units. In June, further clarification will be provided by the insurance co. at a meeting in the Ameritec office. Motion tabled. Letter to owners needs further revision.

3. Proposed rules governing 20% cap/occupancy of units by family member. Phil stated we have in place a 1 year waiting period when a unit is purchased with a 10 unit maximum rental cap. We are currently at 35%. Motion was made to set up a committee to write the rules and procedures governing the 20% cap and usage by family members. Motion was passed and Lou offered to chair the committee.

4. Replacement of shingled roof on Bldg. 3. After discussion and review of previous proposals, current leaks in roof and the reserved funds, a motion was made to replace the shingled roof on Bldg. 3 using Green Minority, the contractor that replaced the shingled roof on bldg. 2. Motion was passed.

5. Leak on the transition of flat roof above unit 208 was repaired by Green Minority. The original contractor, Dunrite Roofing did not honor their workmanship contract.

6. 7. Mildew and rust issues on buildings. Affordable will give a quote. Mildew damage to ceiling in 302 will be repaired by the association after the shingled roof project is completed.

Treasurer, gave a report. Assets are \$95,822.07,

Liabilities \$68,762.10,
Equity/Capital \$33,744.88.

Marion introduced the new Property Manager, Beverly Neubecker to those present.

A message will be posted on the website as to the suspension of board meetings for the months of May, June, July and August.

Meeting was closed at 8:20pm.

Submitted by Marion Ruuge-Aronson