

Eastlake Woodlands Condo Unit IV Association Meeting Minutes

Nov. 20, 2019

Meeting called to order at 7pm, at the Little Clubhouse, by President, Roland Roy in attendance. Phil Colettis and Chris Spental from Ameritec were present. Quorum was met with 2 board members present and the third via a conference call. The meeting notice was posted as required.

Agenda

Kelly Enarle and Ashley Affendakes from All Lines Insurance were invited to discuss the property and flood insurance policies.

1. Flood Insurance- Cost is about \$45,000 a year. Last elevation certificate was issued in 2014. it was recommended that we get new elevation certificates at a cost of \$200-\$500 per building in an attempt too get our buildings removed from the flood zone. The FEMA Flood insurance is due January 3rd with a 30 day grace period but no refunds are made. It is important the new survey be done ASAP. There are two methods, the old benchmark system and the newer GPS. The drainage in our area is tied to the Tarpon Lake flood control system. It was decided to have one building done as a test. A motion was made to have All Lines Insurance have a survey done on Building 3 at a cost of between \$200 -\$500. It was seconded and all approved.

Property Insurance-no increase for 2020. The clause in the policy about the 14 day water exclusion was brought up for discussion. The clause is on Page 25(f) under exclusions in our policy and reads-Continuous or repeated seepage or leakage of water, or the presence of condensation of humidity, moisture or vapor, that occurs over a period of 14 days or more. The need to have a documented inspection of our units done weekly during our absence was stressed. The representatives said that all insurance companies in Florida have adopted a 15 to 30 day exclusion in their policies. This was instituted due to the abundance of claims made for water and humidity damage during owner absence.

2. Roof Inspection Report -Green Minority inspected all 3 roofs on 10/25/2019 to maintain our warranty. The flat roofs had issues around the chimney flashings and the vents due to weather deterioration over a 5 year period. Some chimneys need new caps. A quote is required on the caps. The retarring was authorized.

The shingles on building 1 need replacing ASAP. A motion was made to accept the contract with Green Minority to replace the shingled roof on building 1 the week after Thanksgiving. It was seconded and all approved.

3. Quote on removing diseased tree and overhanging branch near building 3. Danny's tree service quoted \$1000 for the branch only. A&M was the lowest with a total bid of \$1,100. (\$375 for the branch, \$675 for the tree and \$50 for the stump removal). A motion was made to hire A&M Tree Service to remove the branch and tree by building 3 for the cost of \$1,100.

4. Quote to replace the car port roofs was tabled for the next meeting.

5. Quote for speed bumps-A bid was received to install and paint 2-21/2" asphalt speed bumps at a cost of \$600 each. The same contractor will remove the guest parking signs on the pavement adjacent to the dumpsters and repaint the dumpsters. A motion was made to install 2 speed bumps as per the contract on Martha Lane between buildings 1 & 3 at a cost of \$600 each. It was seconded and all approved.

4. Management of clubhouse-The clubhouse is owned by Condos 2,3 and 4. A recreation board needs to be set up, comprised of one representative of all 3 associations, to govern the clubhouse. The attorney will draft a shared use agreement to get all 3 associations together and to set up a platform. Phil reported that the President of Associations 2 was not available at this time due to surgery. One of the issues to be resolved is the replacement of the pool table that was discarded.

5. Lien on property- Attorney was given the approval to go forward with the lien on unit 103 Martha Lane. Since the owner has since paid one month, foreclosure proceedings will be delayed at this time.

6. Meeting was open to the members-Issues discussed

A. Unit 210, someone new is now occupying the unit. Phil will send a letter to the owner.

B. Concern about the cost of replacing sprinkler heads damaged by the

lawn service. Phil will speak to Kenworth about the problem.

C. Black truck from unit 119 dumping building materials in the dumpsters.

Phil will send letter to the owner.

D. Oversized dog maybe unit 314. need picture of animal and verification of unit before Phil can send letter.

Treasurer report was waved.

Meeting was closed at 8:45pm.

Submitted by Marion Ruuge-Aronson