

## Eastlake Woodlands Condo Unit IV Association

### October Meeting Minutes

Oct. 16, 2019

Meeting called to order at 7:01pm, at the Little Clubhouse, by President, Roland Roy. Phil Colettis, property Manger, and Dan Greenburg, Attorney were present. Quorum was met with 2 board members present and the third via a conference call. The meeting notice was posted as required.

The reading of the minutes from the Sept.meeting was waved . Motion was made to accept, seconded and all approved.

### Agenda

Attorney Dan Greenberg was invited to discuss the following issues.

1. The leasing of units to meet our Declarations Policy of not more than 20% of the units. We have in place a 1 year waiting period when a unit is purchased in addition to a 20% unit maximum rental cap. We are currently at 27%. Those who owned prior to the Declaration amendment date (11/10/2016) are exempt from this policy. It is a leasing restriction but the 20% goal is difficult to achieve. It is being enforced in accordance with amended declaration.

Dan Greenberg explained that those voting for the amendment were given an expectation. It was understood that only new owners after 11/10/2016 would be effected by the amendment. Changing that expectation in reference to whom is grandfathered in prior to the new amendment would not be looked upon favorably by the court. Even though grandfathering was not stated in the declaration, it is legal. The attorney was asked to draft a resolution to this effect for the board to vote on for clarity of the amendment in question. This will go on record for future boards to refer to. A motion was made to draft this resolution and all were in favor.

All perspective owners are to be made aware of this restriction but if they are not, the amendment is still binding. A list is being made by Phil as to who is not eligible under the cap to lease their unit and those whom are bound for life.

2. Occupancy-The attorney clarified that all occupants of a unit in excess of

30 days must receive board approval and have a background check. This applies to family members and their pets. The board has the right to deny occupancy.

3. Background Checks-The attorney explained that we need to exercise caution when a background check documents criminal action. Applicants with crimes relating to safety, drugs, violence for example can be denied. Discrimination needs to be avoided and an arrest can not be the sole criteria. Every community has different criteria for longevity and tolerance as far as criminal activity is concerned. A reasonable policy needs to be established. It was determined that if an applicant is questionable it was best to have the attorney look into it.

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. Parameters need to be set as to who is in charge of what. Phil will report back to Associations 2 and 3 to get their approval. 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.

Flood Insurance- Cost is about \$45,000 a year. Last elevation certificate was issued in 2014. New certificates are needed to attempt to decrease flood insurance cost. A motion was made to proceed with a new elevation certificate for all 3 buildings to provide to the insurance carrier updated information. All approved.

Carports-The tops have deteriorated A review needs to be made of what can be done. Phil suggested two methods. The first is to replace them with metal. The second is a fiber mesh coating to cover the metal. Bids have to be solicited.

Speed bumps-Speeding vehicles on Martha Lane between bldgs. 1 and 3 are a hazard. Quotes have been received on placing 3 speed bumps in this area. Asphalt speed bumps are \$600 each and rubber cost between \$900 and \$1200 each. A discussion will take place at the November meeting.

Old business-None

Treasurer report was waved.

The November 20th board meeting will also be the budget meeting.

Meeting was closed at 8:36pm.

Submitted by Marion Ruuge-Aronson