

Eastlake Woodlands Condo Unit IV Association Meeting Minutes

January. 22, 2020

Meeting was called to order 7pm, at the Little Clubhouse by Ameritec Property Manger Phil Colettis. Secretary/ Treasurer Marion Ruuge-Aronson was present. President, Roland Roy was in attendance via a conference call. Quorum was met with 2 board members. The meeting notice was posted as required.

The minutes from the November 20th were posted on the ELWcondo4 website and were approved as recorded.

The Treasurers report was given. Total Assets were \$64,790.15, Liabilities are \$29,302.41, Total Equity and Capital \$35,60438 and Total Equity/ Capital \$64,790.15 as of 12/31/2019

Agenda

1. Review of the Attorney Daniel Greenberg's drafted leasing of unit's resolution. The secretary read the agreement to the members present. Discussion ensued. Roland made a motion to accept the resolution as drafted. Marion seconded the motion. The motion was unanimously approved. A copy will be posted on the ELWcondo4 website and filed with the court.
2. Review of the Attorney Daniel Greenberg's drafted shared use agreement of the clubhouse was tabled awaiting the election of the new board of directors of the three associations involved.
3. Review and discussion of the new elevation certificates. A new elevation certificate was obtained for building 3 in a effort to remove the building from a flood zone designation. If this endeavor proves fruitful, a new certificate will be procured for the remaining buildings. The new certificate has been submitted to FEMA for evaluation. The new rating is expected in about a month. As the flood insurance is due by the end of January, it is necessary to pay it at this time. If building 3 is removed from the flood zone, we will reap the benefit in 2021, as there are no refunds.

4. Carport tops. The specs to refinish the carport tops were done by Tom Crosler, Sun Paints & Coatings. Full mesh covering has been recommended in lieu of full panel replacement. Replacing the panels would involve meeting upgraded wind codes. A similar system has been installed at Tarpon Woods IV, Palm Harbor and has prove to be successful. Phil will send out these specs to qualified contractors to get bids.

5. Review amendment too not permit non owners to be on the board. The original documents allowed for tenants and other non owners to be on the board of directors. In 1998 an amendment was ratified to limit membership on the board to owners only. it is posted on the ELWcondo4 website under documents, amendments Part 2, page 3.

6. Ratification of additional speed bumps and striping. A motion was made to ratify the installation of 2 additional speed bumps and the restraining of the parking areas by Marion. Roland second the motion. It was unanimously approved.

Meeting was open to the floor.

Discussion of location of the outside water shutoff valves ensued. It was suggested that Dave of Jay-Marc Plumbing be contacted at 727-642-1399 as he is familiar with our buildings plumbing system.

Meeting was closed at 8:42pm.

Submitted by Marion Ruuge-Aronson