

## **East Lake Woodlands Condo IV Board Meeting 4/21/2021**

**Open Meeting:** Pres. Leo Spooner, called meeting to order 7pm

- Quorum established w all board members present
- Meeting notice was posted on time by manager Beverly Neubecker, Ameritech
- Motion made by Greg Pemberton, VP to waive reading of minutes from 9/23 & 11/5 2021.  
Motion seconded by Marion, Sec.

### **Managers Report:**

- Financials were emailed to board 4/06
- Collections- Delinquent report given to board. 313 Martha scheduled for foreclosure sale, 314 Martha 2 months delinquent and will receive 3rd notice. We will be able to rent unit 313 when sale is finalized.
- Sales/Leases- 116, 309 & 211 Martha sales approved,
- Bids/Proposals- 3 proposals for carport roof coating and painting were submitted. P& R Pro coatings quoted \$107,981.00 for 6 carports. Al Leach Painting & Restoration quoted \$23,877. Dba Elite Painting & General Contractor Services quoted \$21,990 for 4 carports. After some discussion it was decided that an reserve account for replacement of the carports should be included in the 2022 budget. Dan Kinney is going to look over the specs created by Dyco.
- Maintenance Request- 301 architectural request approved. Two requests for drainage. 204 downspout repair, 211 for sidewalk drainage. Downspouts need attention. Beverly will speak to Window Gang and Dan Kinney offered to check job when completed. Emergency light by 311 not working,
- Violations - 313 Remove van, 119 Son in unit & walkway, 204 cat litter smell & Repair screen door and handle, 214 Repair screen & clean up hallway, 210 unapproved flooring and faulty air conditioner causing noise issues. Beverly will contact the owners.
- Other Issues- Fire alarm pull station repair by 202. Piper Fire Protection sent notice of need to upgrade system to 4G LTE service by 2022. Towing sign was replaced at front of entrance for free by A-1 Towing.

### **New Business**

- Condo 2 & 3 grounds discussion- Meeting needs to be set up by Beverly between all 3 associations involved in the clubhouse property. Motion was made by VP Greg Pemberton To pay condo 2 for condo 4share of bill to repair 2 pool lounge chairs. It was seconded by Elias Kondilatos, Treas. Vote 3 aye and 2 nay. Motion passed.
- Railings on all buildings are rusted and some end caps need replacing. Need quote to replace caps and new code to redo railings.
- Live Oak trees in front of building 2 need to be removed. Roots from trees growing into waste water drainage pipes and causing backup of waste water in units. Quotes needed on tree removal.
- Approval of hot tub installation in lanai in building 1 denied.

Meeting adjourned at 8pm

Submitted by Marion Ruuge-Aronson, Secretary