

East Lake Woodlands Condo IV Board Meeting 8/18/2021

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

- Quorum established w all board members in attendance
- Phil Colettis, Ameritech, present in property manager's absence
- Meeting notice was posted on time by manager Beverly Neubecker, Ameritech
- Motion, made by Marion Ruuge-Aronson, to waive reading of minutes from 6/23/2021.
seconded by Leo, approved by all

Managers Report:

- Financials were emailed to board 8/03
- Collections- Delinquent report given to board. 313 Martha is 2 months in arrears, owner attempting to flip unit but does not have clear title. Board approved proceeding with foreclosure process. Heritage Insurance notified of drywall issue in unit. Inspection by Heritage on 8/19 to determine if water leak occurred. Association responsible for drywalls. Unit 304 is in foreclosure proceedings.
- Sales/Leases- 206 Martha rental approved & 101 Martha sale approved,
- Bids/Proposals- Proposal for fascia painting in process. Received bid from Elite Painting. Performance and Al Leach are also bidding. After discussion, bids are going to be sought for painting the total complex possibly moving up the schedule by one year. Deteriorated railings to be addressed before painting. Quotes for sandblasting painted walkways will be considered.
- Maintenance Request- Wasp nest removed by 214. New no fishing signs installed at pond. Dryer vent brackets cleaned. Two fire extinguisher boxes by building 1 repaired.
- Repairs- Frank's Irrigation reported the pump has been tripping. Upon inspection it was determined the pump needs to be replaced. Piper Fire Protection inspected the emergency light system and determined the batteries for building 3 need replacing. The cost is \$1182.
- Removal of 2 live oak trees in front of building 2 not scheduled yet. Phil will check with contractor to set a date for the project and report back to board.

New Business

- Ameritech has not renewed their management contract with Condo 2 and will no longer be managing the pool/clubhouse as of 09/01. Condo 2 has engaged the services of Progressive Management. Condo 2 & 3 voted to terminate the services of Affordable Work Order to clean the clubhouse. They have hired Pair of Jacks. The maintenance of the pool and the surrounding area is the responsibility of Condo's 2 & 4. Both associations must be in agreement on matters concerning this area.
- Beverly Neubecker will no longer manage Association 4. As of 9/01, she will be replaced by Wendy Harden.

- Due to accelerated payments our loan will be paid off next month.
- Replacement/repair of 5 carport roofs to be put in next year's budget.
- Request made by owners of units 213 & 209 that units 214 & 210 be made to show documentation that a proper sound barrier was installed when they removed the carpeting and replaced the flooring with tile/wood. Letters requested to be sent to owners of these units.

Meeting adjourned at 8:09

Submitted by Marion Ruuge-Aronson, Secretary