

## **East Lake Woodlands Condo IV Board Meeting 12/16/2021**

**Open Meeting:** Pres. Leo Spooner, called meeting to order 7:02pm

- 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 Kim Bramson.
- November minutes not available at this time, Phil will have them for approval at the January meeting.
- Treasurer Report was given by Phil. As of 12/16/21, Operating account- \$12,254.12. Total reserves- \$99,675.80. Total assets & liabilities-\$106,408. Delinquencies \$1,128. Unit 313 was paid up to date as of 11/15. The year end report will be available as of 12/31. Sent to board members, owners only by request

### **Managers Report:**

- Regulations concerning Charcoal/ Gas Grill Guidelines for multi- family dwellings from the City of Oldsmar Fire Rescue & the Eastlake Tarpon Fire Control District were distributed for review.
- Bids from 3 companies for the painting and repair of buildings and railings were submitted for review w an average cost of \$70,000. DBA Lowes Commercial Painting, B&H Painting, GC1 Building Restoration.
- Consideration for a 3 year loan of approximately \$100,000 was discussed. Rates currently low at 3.91%. Replacement of electrical panel for building 2 would be included in loan. Account 2065 has funds budgeted to pay the loan, no assessment would be necessary. A vote will be required to reallocate these funds. Carport roof replacements would not be included in this loan.
- Future Planning. New meeting date will have to be decided as manager Kim not available the 3rd Wednesday or Thursday of the month.

### **New Business**

- Tree trimming needed on all trees touching the buildings. The leaning pine tree on Woodlands by Building 1 should be evaluated for removal.
- Irrigation repairs around the pool and clubhouse is responsibility of Condos 2 & 4.
- Letters to be sent to Condos 2 & 7 regarding their illegal usage of our dumpsters.
- Letter to be sent to unit 119 regarding reckless driving, misbehavior, and truck blocking of dumpster.
- Check w Kim on follow thru on letters.
- Compliance committee needed to enforce rules & regulations, can not consist of board members.
- Implementation of the 20% cap on rentals was discussed. Phil will send board updated owner's list that indicates which units are bound under this bylaw revision.
- Letter to be sent to unit 103 regarding the expired tag on the van in their parking space.
- Replacement of 2 oaks in front of building 2 was discussed. Phil suggested contacting Amplex Nursery, 13100 34 St Clearwater.

Meeting adjourned at 7:51 pm

Submitted by Marion Ruuge-Aronson, Secretary