

Approved  
4/23/21

## East Lake Woodlands Condo IV Board Meeting 5/19/2021

Open Meeting: Vice Pres. Greg Pemberton, called meeting to order 7:07pm

- Quorum established w 4 board members present
- Meeting notice was posted on time by manager Beverly Neubecker, Ameritech
- Motion made by Elias K. to waive reading of minutes from 4/22 2021. Motion seconded by Marion.

### Managers Report:

- Financials for March were emailed to board 4/10
- Collections- Aging report given to board. 313 Martha scheduled for foreclosure sale at courthouse, holder of reverse mortgage will collect first. Check if legal to collect rent from squatters. 314 Martha is 3 months delinquent and will be handed over to attorney. 304 is 2 months delinquent and 310 is a month delinquent and will receive letters. No Sales/Leases this past month.
- Letter received from owner requesting ADA change to Ladies pool bathroom. We are grandfathered in and are not required to make changes. Management will send response letter to party making request.
- Letter received from new owners of unit 211 requesting association repair inside water line. Association not responsible for service line that services a single unit. Response to be sent to owners.
- Bids/Proposals- Bids for repair of railings and caps were submitted by Dba contractors for \$22,800. B & H Painting submitted quote for \$45,000. The third company J Ernst declined to bid as they felt railings and end caps needed replacing and will submit estimate. Board decided to table at this time and get updated building codes.
- Piper Fire Protection submitted estimate to repair fire alarm system \$1,182.35. They had sent notice in error of need to upgrade system to 4G LTE service by 2022. Additional estimates are requested.
- 3 Proposals for cutting and removal of 2 live oak trees in front of bldg. 2 were received by Elias. Danny's Tree service was determined by board to be the best provider. For a total of \$5,000, they will get permits, cut trees, remove stumps, flush cut and grind. Elias inspected Danny's tree removal at Condo 6 and received a good reference from their board. Motion made by Marion to hire Danny's Tree Service to remove 2 Live Oaks from front of bldg. 2. It was seconded by Elias. Approved by all.
- Maintenance Request- 204 made a gutter cleaning request. Window Gang due to perform 3rd cleaning as per contract. Outstanding invoice from Window Gang for \$366. needs to be paid according to Elias.
- Violations report was submitted for review.

New Business

- Clubhouse and pool expenses discussion- decision to stay out of conflict between condos 2 and 3. Condo 4 share of expenses are paid. Management needs to provide copy to board of agreement between all 3 associations regarding clubhouse and pools. All expenses over \$200 should be pre approved. Separate bills as much as possible.
- Reserves for railings and carports need to be included in the 2022 budget.
- Copies of the end of year financials need to be sent to the board.
- An inspection of our trees near the buildings needs to be done and a plan formulated for future work.

Meeting adjourned at 8:02pm

Submitted by Marion Ruuge-Aronson, Secretary