

East Lake Woodlands Condo IV Board Meeting 04/28/2022

Open Meeting: Pres. Greg Pemberton called meeting to order 7:01pm

- Quorum established with all board members in attendance.
- Kim Bramson and Phil Colettis, Ameritech property managers in attendance.
- Meeting notice was posted on time by Kim.
- February minutes were previously approved. Annual meeting in March did not have a quorum.
- Treasurer, Rosemarie Buscarello reported the financials to be in order and no major delinquencies.
- Manager, Kim reported violations in buildings 2 & 3. Letters sent to owners. Next walk around is 5/16.
The next meeting is 5/19. Work orders out for chimney cap on bldg. 3, lights being replaced 101 and 208.

Clubhouse/Pool Report: Dan Kinney, Committee Chair

Pool's main shutoff valve is busted and has not been located. As a result heater is not working.

Pool shut down by inspector due to inadequate maintenance records, PH too high, pool gate left open.

- Current pool service, Rick's is not doing adequate job and Kyle's Pool Service is recommended.
- Letter to be sent to Condo board 2 as to our recommendation.

Old Business

- Painting building/repair needed on steps, railings, landings, ceilings. Loan on hold until contracts are signed. Difficulty getting bids for new aluminum railing. J Bolt got specs- awaiting bid. Bid of \$72,235. from B & H. Kim to contact Lowe's to revise painting quote and get a bid on new railings. Dan will seek bid from other source.
- Replacement of trees in front of building 2 awaiting more bids.
- Tree trimming- Motion made by Greg to accept proposal by Diversified to trim trees encroaching buildings back to 6 feet, trim Palm Trees, trim Pepper trees around pond, dispose of debris. Cost \$1725. Motion seconded by Marion. All aye.
- Move forward with replacement of electric panel Bldg. 2. Contact Sunshine Electric to verify cost, if over \$25,000 request other bids.

New Business

- Greg made a motion to appoint Dan Kinney as Vice President. Marion seconded the motion. All aye..
- Unfilled Condo application by new owners in Building 1, unit 102. Kim to follow up. Unit 112 being sold.
- Motion made by Greg to accept bid from Window Gang to clean the gutters at a cost of \$465. Rosemarie seconded the motion. All aye.
- Board to be notified when any work is being scheduled.
- Pending invoices from Condo 2- approved Soderlund Tree Service, Autopiplot heat pump, Deuel Survey, Pair of Jacks cleaning. Condo 2 to be notified we will not pay for any services we have not pre-approved.

- Bids requested for the replacement of all outside lighting fixtures.
- Marion reported Diversified was not cleaning the grounds after trimming the shrubs. Kim will address.
- Request by Greg for key to Community Notice Board.
- Request by Greg and Rosemarie that their signatures be on the Association's bank accounts.
- Pest Control Contractor-Dissatisfaction with current vendor Soles was expressed. Greg made motion to hire Specialized Pest Management at a cost of \$195. Per mo. to replace Soles. Marion seconded the motion. All aye.

Owners Comments-Patrick Kiernan unit 203 reported that the sidewalk at the end of the ramp in front of 201 was crumbling. As it had been previously repaired, Phil recommended cutting out a section and replacing it. Kim to address the issue and report back.

Meeting adjourned at 8:36pm

Submitted by Marion Ruuge-Aronson, Secretary