

East Lake Woodlands Condo IV Zoom Board Meeting 8/25/2022

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

- Quorum established w 3 board members in attendance, Dan, Marion and Greg.
- Keith McMenomay, Ameri-tech property manager in attendance.
- Meeting notice was posted on time by Keith.
- July minutes were distributed and approved. Marion made the motion, was seconded by Dan. All aye.
- Treasurer, 2 owners 30 days delinquent, Olsen and Einhorn.

Managers Report

- Chimney cap replacement on building 2 has been completed.
- The next meeting is scheduled for September 22.
- Violation letters sent to units had no response.
- Electrical panel replacement for bldg. 2 scheduled for end of September.
- Stairway/railing project engineer company, Belt Engineering, has been paid \$750 for the initial phase.

Old Business

- Dan found very efficient building light fixtures at Lowe's, suggested Dunedin Electric give bid to install.
- Painting project is being tabled until repairs are made to the structure of the building's staircases, railings, etc.
- Belt Engineer's initial report indicates all 9 staircases can be repaired. The report tells we need an engineer to oversee the work. The next step is to get a report on the scope and specifications of the work needed. This stage costs \$11,000. The third stage to oversee the work is open ended with no definitive cost projected. The company will not be involved with the bidding process. Pricing from additional engineers being sought. Dan seeking a list of questions for Belt from the board.
- Four manufacturers of stairways were contacted. One sent a quote of \$127,000 to fabricate the 9 staircases, which would then have to be attached to building. No prefab companies in Florida, transportation a problem. This approach is above our budget.
- Ameri-tech's experience with engineers is needed to guide the board. Keith will confer with Phil.
- Prefab railings are preferred as they are pre approved to meet code.
- Thank you Dan for the outstanding work you are doing on this project.
- Bids haven't been received for the work on the clubhouse restrooms. Keith to pursue but needs the scope of work. Carrie, committee rep, will email them.
- In addition to a key lock, a Deadbolt lock is needed on restrooms as they will be open areas. Safety bars need to be repositioned according to code.

New Business

- Leo Spooner, former President, received a letter from the ELW Countyclub advising their meeting room is scheduled to be shutdown the 1st of next year for 6-8 months. There is a possibility for rental income from this group.
- Dan will reach out to Matt Poole, Condo 3, in an effort to get that group back on board with clubhouse maintenance and repair.

Meeting adjourned at 7:40pm

Submitted by Marion Ruuge-Aronson, Secretary