

## **East Lake Woodlands Condo IV Board Meeting 12/21/2022**

Open Meeting: Pres. Greg Pemberton, called meeting to order 7:03pm

- Quorum established w 4 members present.
- Bob Kelly, Assistant Director of Operations, introduced our new property manager, Lorenzo LCAM.
- Meeting notice was posted on time by manager Lorenzo, Ameritech.
- Motion made by Greg to waive reading of minutes from 10/27. Motion seconded by Dan. All aye.

Managers Report:

- Dunedin Electric has not replaced the electrical panel on Building 2. As of 12/20 Keith was told that all the parts were not in yet. Lorenzo to follow up and get more info. We paid a deposit of \$7500 to secure a panel that was available and were given a completion date of September.
- Painting bids put on hold until rail and stair project is completed.
- Pool heater shutting itself off, maintenance company needs to be called to inspect the system.
- Need to find out info from Kyle, pool maintenance, how to unlock the heater.

New Business

- Diversified Lawn has been sent a termination letter as of 01/15/2023. Greg made a motion that we hire precise lawn for a fee of \$1120 a month. Marion second the motion. All Aye
- Flooding occurred during heavy rain in front of building three between units 309 and 311. The gutters need to be cleaned three times a year. Lorenzo will follow up on this.
- There is a bat problem in building two. Some 30 bats were reported coming out, below the roof by the downspout, by unit 203. Bat droppings we're also reported in the front of the building. Impact pest control was notified but have not addressed the issue as of yet. The whole building needs to be inspected. The possibility of installing bat houses was discussed.

Old Business

- Minutes have not been posted on our website since August. Ameritech was having an IT issue. Lorenzo will give us the new IT webmaster info so the minutes can be sent direct.
- Nick Ramar of Spectrum to be contacted about a Internet/cable contract for \$65 or less.
- Condo three is still not paying their share of the lawn maintenance around the clubhouse. A new agreement needs to be set up. Greg made a motion to rescind the agreement to pay a portion of the lawn fee not being paid by condo three. Marion second the motion. Three Aye, one Nay. Motion passed.
- Pat Knap Engineer, Mike Finch is one month behind in completing the Rail/Stair project report. This is holding up putting project out for bids.

- GA Nichols submitted a proposal to repair the stairs and replace the railings. A meeting is being set up with them in January to ascertain if their specifications will conform with Florida code and permit requirements.

Meeting adjourned at 8:11pm

Submitted by Marion Ruuge-Aronson, Secretary