

## **East Lake Woodlands Condo IV Board Meeting 02/24/2022**

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

- Quorum established w 3 board members in attendance.
- Kim Bramson and Phil Colettis ,Ameritech property managers in attendance.
- Meeting notice was posted on time by Kim.
- January minutes were read, minutes approved. Greg made the motion, was seconded by Leo. All aye.
- Treasurer, no report.

### **President Report**

- Ceiling repair on second level of walkway Building 3 has been completed
- Tree trimming away from buildings awaiting quote from landscaper. Greg will write up the proposal for scope of project.
- \$61,000 is in the painting reserve. \$14,000 is left from the electrical panel loan for building 1. Greg made a motion to move the \$14,000 to deferred maintenance. It was seconded by Eric. All aye. This can then be available for the painting project.

### **Managers Report**

- There are no owner accounts delinquent over 90 days.
- The next property walk around is February 28.
- Violation letters sent to units with torn screens. No response. Dan Kinney suggested we send a letter with repair company references. A Fining Compliance Committee of 3 is needed, not to be comprised of board members. No volunteers.
- Annual meeting is 3/24, letters have been sent to owners.
- Cost of Replacement of electric panel Bldg. 2 is \$25,000-\$30,000 and is to be included paint project.

### **New Business**

- Eric reported a problem in unit 210 with banging noise coming from pipes in the wall. Kim contacted owners by voicemail but did not receive a response. A certified letter will be sent.
- Unfiled Condo application by new owners in Building 1, unit103. Kim to follow up.
- Carrie Mancary and Dave Kinney are to be Condo 2's representatives for the Pool/Rec Committee with Condos 3 & 2. Greg made the motion, Marion seconded it. All aye.

### **Old Business**

- The painting and repair of buildings and railings were discussed. B&H Painting has come back to evaluate the railings but has not given a separate quote on the work. GC1 Building Restoration requires

an engineer to be involved in the restoration aspect of the project. Management working ton getting separate welding contractor to bid on work.

- Tree replacement building 2 is awaiting quotes.
- J Bolt contractor needs to redo ceiling in stairwell on building 2. Removal of concrete stains will be addressed at that time.
- Motion was made by Greg to apply for a \$101,000 loan for the Painting/repair project from Truist Bank. Application fee, \$500. It was seconded by Marion. All aye.

Meeting adjourned at 8pm

Submitted by Marion Ruuge-Aronson, Secretary