

East Lake Woodlands Condo IV Board Meeting 01/26/2022

Open Meeting: Pres. Leo Spooner, called meeting to order 7:04pm

- Quorum established w 4 board members in attendance
- Kim Bramson, Ameritech property manager was in attendance.
- Meeting notice was posted on time by Kim.
- December minutes were read, Corrections were made, minutes approved as corrected. Leo made the motion, was seconded by Greg. All said aye.
- Treasurer Report was given by Kim. As of 12/31/21, Operating account- \$14,791.14. Total reserves- \$100,027.49 Total assets & liabilities-\$108,949.67. We are \$2300 over budget for the year. No Accounts delinquent over 60 days.
- Monthly walk around by manager scheduled for fourth Monday of month. Next one is January 31st, 9am.
- Monthly board meetings scheduled for fourth Thursday of every month.

Managers Report

- Violation letters sent to unit 119, 103, both issues resolved. Unit 204, torn lanai screen and unit 206 torn front door screen have not been addressed by owners.
- Letters sent to Condos 2 & 7 regarding dumpster usage, no response.
- 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 in the loan.

Old Business

- Bids for the painting and repair of buildings and railings were discussed. Board agreed that a more definitive quote on the repair/replacement of the wood/ metal railings was necessary to get a truer estimate on the total cost of the project. It was decided B&H Painting and GC1 Building Restoration should be asked to do this. Decision on loan delayed until all bids have been finalized,
- Reminder: Tree trimming needed on all trees touching the buildings. The leaning pine tree on Woodlands by Building 1 should be evaluated for removal.
- Tree replacement building 2 committee went to Amplex nursery. Request was made for a quadruple rebellinii palm tree near unit 213 and a double palm (picture submitted to Kim) near unit 203.
- Power washing needed on concrete stairs, landing, and path due to stains left by contractor when replacing ceiling in stairwell on building 2.

New Business

Meeting With Condo 2 regarding Pool/Clubhouse report: Marion, Greg, Kim attended the meeting with Condo 2 Bruce and Tim on 1/20. Focus of the meeting was:

1. The need for a committee of 2 reps each, from condos 2, 3, & 4, to manage and share responsibility of the clubhouse/pool.
2. Reservation calendar in clubhouse. Reservations need to be made through Progressive Mgt. to Bill Marten or Patti Batista.
3. Clubhouse scheduled to be painted in 2024.
4. Immediate needs in pool area, replace umbrellas, disposal of broken chairs, repair/paint deck area, replace missing leg caps on chairs, no smoking in pool area, rust removal/ paint gate, and repair eroded pavement around clubhouse.
5. Need for a 5+ year plan for replacing pool furniture, replace shrubs and improve landscaping, treat irrigation water to prevent rust.

Owners Comments

Dan Kinney, unit 307, 813-774-2721 volunteered for the clubhouse/pool committee.

Dan is checking the referrals for the 2 painting/repair contractors under consideration.

Dan recommended our association's name be added to the contractors insurance coverage. He advised the sealer used must not be clear but contain a pigment.

Meeting adjourned at 7:58pm

Submitted by Marion Ruuge-Aronson, Secretary