

## **East Lake Woodlands Condo IV Zoom Board Meeting 07/28/2022**

**Open Meeting:** Pres. Greg Pemberton called meeting to order 7:15pm

- Quorum established with 4 board members in attendance, Greg, Dan, Rosemarie, Marion
- Keith MacMenomay, Ameri-Tech property manager in attendance.
- Meeting notice was posted on time by Keith.
- June minutes read. Motion made by Rosemarie to approve, seconded by Dan. All aye.
- Treasurer, Rosemarie Buscarello reported delinquencies of \$1,100.20. 304 and 310 Martha Lane are overdue 30 days and need letters sent. Reserves are fully funded.

### **Manager's Report**

- Sewer grate and pothole repair have been completed.
- Sidewalk concrete repair at clubhouse completed. Bill to be sent to Condo 2.
- Chimney cap for building 2 due to be repaired next week.
- Welding project Bid received from G&E, waiting for additional bids.
- Electrical panel replacement bldg. 2 delayed due to manufacturer, estimated installation end September.
- Cable contract-waiting to hear back from Spectrum.
- Next meeting scheduled for 08/25/22

### **Old Business**

- Replacement light fixtures for buildings. Home Depot-\$30 per unit. Lowe's \$23 per unit, newer LED w auto timers, modern looking. Handyman to install.
- Picnic table has been repaired and secured by Dan. Looking for volunteer to stain the table.
- Dan reported that out of the 6 companies approached to replace/repair railings, staircases and landings only 2 have the license to get permits. Bid received G&E Welding confusing, description of work needed, specification of cost needed for additional staircase replacement if repair not approved. Keith reported seeing work done by GE on Condo 2 and would not recommend them. Pinellas County inspectors are tough. Need attorney to look over contract before signing. AAA Diversified will submit a written bid the end of next week. Ameritech has previously worked with them. Bid received from J Bolt for \$180,000 with no description of the work. Project needs to be done right on all 9 staircases. Current bids to replace 5 and repair 4 if approved. The railings are aluminum and have a 30 year warranty. Projected cost \$150,000-\$160,000. Engineer needed to oversee project. Have applied for \$120,000 loan. A small assessment is being considered. Painting of buildings will commence after repairs are completed.
- Special meeting to be called when additional project bids are received,

### **New Business**

- Clubhouse-pool heater needs repair.

- Clubhouse heater not functioning, Condo 2 looking into problem.
- Price for Repair of 3 poolside chairs needed.
- Pool chair replacement straps have been ordered but not received.
- Bernie & Tim, Condo 2 have offered to reupholster clubhouse chairs in November.

Meeting adjourned at 8:00pm

Submitted by Marion Ruuge-Aronson, Secretary