

East Lake Woodlands Condo IV Board Meeting 06/26/2022

Open Meeting: Pres. Greg Pemberton called meeting to order 7:02pm

- Quorum established with all board members in attendance.
- Keith MacMenomay and Phil Colettis, Ameri-Tech property managers in attendance.
- Meeting notice was posted on time by Keith.
- April minutes read. Motion made by Greg to approve, seconded by Rosemarie. All aye.
- Treasurer, Rosemarie Buscarello reported the general fund balance as \$9496. Reserves are fully funded and no major delinquencies.

Clubhouse/Pool Report: Dan Kinney, Carrie Mancini

- Rick's Pool Service has been terminated and Your Pool Care will take over as of 5/26.
- Partial repair has been made to Pool House enclosure. Bernie(condo 2) ordering 4 piston type arms.
- Meeting with pool heating company to analyze heater condition. Cost per Association is \$135.
Aquatle submitted \$1091 unitemized bid to repair heater.
- One ripped umbrella in need of repair. Umbrella stand needs replacement.
- Protocol for storm/hurricane preparation discussed.
- Bid was put out for removal of all bathroom stalls.

Old Business

- Painting building/repair- Severe rust in staircases not included in the handrail bids. Number of steel beams need repair or replacement. This is a structural problem and all three contractors need to re-bid based on findings. Painting to commence after railings repair completed.
- Replacement of trees in front of building 2 still awaiting bids.
- Tree trimming- 90% of the work completed.
- Waiting for bids on replacement of electric panel Bldg. 2.
- Gutters are scheduled for cleaning by Window Gang at a cost of \$465.
- Waiting Bids on replacement of outdoor lighting fixtures.
- Pest control as of 6/1 will be handled by Specialized Pest Management. Start date, 6/10.
- Bank signature cards needed for President and Treasurer.
- Waiting bid on sidewalk concrete repair near unit 203.
- President needs key to Community Bulletin Board.
- Unit 102 sale application still not filed.
- Chimney caps on building 2 damaged by storm need replacement. All caps to be inspected.
- Board to be notified when any work is being scheduled.

● **New Business**

- Agreement made when estimates of bids are under \$1000, committee members can proceed with the work. The President has the authority to approve regular maintenance items up to \$1000.
- Clubhouse- Condo 3 refuses to pay for any maintenance/repairs outside of the building. This includes the walkways and parking area. Need opinion of attorney and letter drafted to take to court. Greg made a motion that we pay 37% of the grounds maintenance cost until the matter is settled. Marion seconded the motion, all aye.
- Sewer grate near dumpster deteriorating, needs replacement. Request for bids. Cones need to be placed around grate to secure area.
- Pothole near dumpster needs repair. Request bid.
- Cable service contract coming up for renewal in 2023. Look into new package including internet.
- Property manager turnover not acceptable. Having four property managers in a short period of time has led to information loss in the transition and projects not being moved forward. A better system needs to be put in place.
- Discussion of difference between a General Residential Contractor licensed for repairs and a Commercial Contractor licensed for structural work.

Meeting adjourned at 8:09pm

Submitted by Marion Ruuge-Aronson, Secretary