

East Lake Woodlands Condo IV Zoom Board Meeting 05/23/2022

Open Meeting: Pres. Greg Pemberton called meeting to order 7:05pm

- Quorum established with 4 board members in attendance, Eric Gurczinski was absent.
- Property Managers, Phil Colettis and Keith MacMenomay, Ameri-Tech, in attendance.
- Meeting notice was posted on time by Keith.
- May minutes sent to board. Motion to approve minutes made by Greg, seconded by Rosemarie. All aye.
- Treasurer, Rosemarie Buscarello reported the reserves fully funded and 3 delinquencies of 1 month totaling \$1100.15.

Manager's Report-Keith

- Letter sent to 102 Martha Lane.
- Bank signature cards sent to Treasurer and President.
- Gutter cleaning has been completed.
- Landscaping project for Building 2 tree replacement complete.
- Chimney cap for building 2 ordered, 4 week out.
- Welding project, received one bid, waiting on second.
- Concrete work: Bid is in, waiting on Condo 2 approval. Sidewalk by 203 included in this project.
- Electrical Panel, building 2, bids are in.
- Pot hole/Grate: grate is 4 weeks out, pothole will be done by contractor doing Condo 1 road repair.
- Cable Contract: Waiting to hear back from Spectrum.
- Next Board Meeting scheduled for 7/28/2022 via Zoom.
- Manager will perform property inspection one week prior to meeting.

Pool/Clubhouse Committee Report-Dan

- Pool heater repair was approved and scheduled for 7/6 but expansion valve part not available. Will be rescheduled.
- Notified Pair of Jacks cleaning service about mold on underside of chairs. Problem rectified.
- New umbrellas have been properly secured.
- Signs needed to notify residents of recreation ground rules. Rules currently being written on clubhouse bulletin board by Condo 2 board member, Beth.
- Clubhouse air conditioners work but heater needs repair.
- New pool maintenance company doing a good job.
- Bathrooms still in need of renovation.
- Sidewalk Repair: Bid of \$1250. submitted by Condo 3 maintenance man. Work was agreed on by Condos 2-3-4. Condo 2 waiting on an additional bid.

Old Business

- Kudos to Dan for negotiating a discount on the pothole/ grate bid and on the electrical panel replacement
- Clubhouse- Condo 3 nonpayment issue has been turned over to Condos 2/4 attorney. Letter has been sent stating 2 options, bill payment or legal action. Matt Poole, President. Condo 3 in receipt of letter.
- Outdoor Light replacement: Estimate of \$35 per unit for similar fixture given by Phil. Total cost approximately \$4000. Installed.
- Waiting on revised painting bid, from Lowe's, eliminating the railings.
- Railing replacement bid of \$189,000. received from J Bolt. Not clear if railings are aluminum and if all staircases needing replacement are included. Additional bids needed but problem is getting installers to respond. Dan has been working directly with Commercial Rail Manufacturers but their license does not cover installation in our type of complex.
- Phil advised that Pinellas County is instituting new laws for Condos which are making contractors hesitate to submit bids. Reserves will need to be fully funded or Condo Boards could be held liable.
- Dunedin Electric awarded contract to replace electrical panel on Building 2. Check for down payment of \$7750. Approved, to be taken from Electrical Account. Kudos Ameri-Tech for your work on this. Affordable to be contacted to clear out enclosure prior to work commencing
- Sidewalk repair by building 2 to be done by Swington. Greg to contact Bernie, Condo 2 as to schedule.
- Community Bulletin Board key needed by Greg.

Meeting adjourned at 7:56pm

Submitted by Marion Ruuge-Aronson, Secretary