

East Lake Woodlands Condo IV Zoom Board Meeting 10/27/2022

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

- Quorum established with 4 board members in attendance, Greg, Dan, Rosemarie, Marion
- Phil Colettis, Ameri-Tech manager in attendance.
- Meeting notice was posted on time by Keith.
- September minutes reviewed. Motion made by Greg to approve, seconded by Dan. All aye.
- Treasurer, Rosemarie Buscarello reported delinquency of \$777 for 304 Martha Lane. To be turned over to the attorney.

Manager's Report

- Electrical panel replacement bldg. 2 scheduled for November 9th.
- Dunedin Electric will submit a quote on new outside lighting installation. Picture of proposed fixture was sent to board by Dan. Available white and bronze.
- Violation letters have been sent out.
- Checked out report from unit 311 regarding smell, no odor
- Next meeting scheduled for 12/01/2022 will be a budget/ board meeting. Keith will check with Spectrum about cost regarding Wi-Fi for the clubhouse. A combination In person/zoom meeting is desired.

New Business

- Budget and fee schedule for 2023 was discussed. Budget needs further tweaking. Current operating fund for 2022 falling short. Over budget on 8 lines. Clubhouse/Pool expenses not adequately funded. Air conditioner will need replacement along with the pool furniture and pool deck is cracking. Phil will look over budget and make recommendations.

Old Business

- Clubhouse heater is now functioning, contractor determined it was improperly wired and needs to be run on auxiliary.
- Insurance costs have skyrocketed and the 20% projected increase may not be sufficient.
- Dan expects to get final bids on railing/staircase project in a week. A special meeting will be called to review the quotes and decide on an assessment for this project. Phil says an assessment is valid as long as we can justify the need. If a loan is considered, it can not be applied for until a contract is signed. Greg said we would have to wait for the assessment to be collected before beginning the project. Delinquencies would be sent to collection after 1 month. The project to replace the 9 staircases and the railings is projected to take a month to complete. The railings are aluminum and are available in white, silver and bronze with a 30 year warranty.
- Lowe's painting contract has been rebid for \$31,000.

- Phil advised of a new law effective 2024 that requires all Condo budgets undergo a mandatory professional analysis to determine if they are adequately funded.

Meeting adjourned at 8:00pm

Submitted by Marion Ruuge-Aronson, Secretary