

## **East Lake Woodlands Condo IV Zoom Board Meeting 09/22/2022**

**Open Meeting:** Pres. Greg Pemberton called meeting to order 7:00pm

- Quorum established with 4 board members in attendance, Eric Gurczinski was absent.
- Property Manager, Keith MacMenomay, Ameri-Tech, in attendance.
- Meeting notice was posted on 9/20 by Keith.
- August minutes sent to board. Motion to approve made by Rosemarie, seconded by Dan. All-aye.
- Treasurer, Rosemarie Buscarello reported one delinquency of 2 month totaling \$777.

### **Manager's Report-Keith**

- Electrical panel bldg. 2 has been delayed, by Dunedin Electric, until the end of October.
- Clubhouse bathroom cost to cap toilet is approximately \$700. Floor needs to be ripped up. Alterations will need a vote of approval by all the associations effected by this change. This is due to the renovation effect on the usage of the facility by changing it to single toilet. Greg inquired if we could get around this hurdle by just removing the partition and leaving the 2 toilets.
- Chimney caps on all buildings will be checked during walk around.
- Violation letters have been sent for screen doors and damaged blinds.
- Diversified has been asked to look into the hedge maintenance in front of building 2.
- Check if loan for \$120,000 is still available to us.
- 2023 Budget draft completed. Insurance has increased by 20%, water and sewer 7%. Board wants management to request bids on insurance. Budget must also include the proposed loan for the railing and stairway replacement. Budget meeting needed in October.
- Next Board Meeting scheduled for 10/27/2022 via Zoom.
- Manager will perform property inspection one week prior to meeting.

### **Old Business**

- Quote needed from Dunedin Electric for installation of lighting fixtures outside buildings.
- Railings and staircases- Dan has contacted 8 companies on this project. Three were unlicensed, proposed doing work on an emergency need basis. Two new bids being processed. Pinter & Welder and Busy Bee, which brought an engineer. Aluminum stairs under consideration. The new code on stairs requires an opening of less than 4". G & E estimate is \$162,000 but experience with condo 7 shows they are not capable of doing the job. J Bolt quote is \$180,000 including an engineer but is not specific enough. Special meeting to be called as soon as the 2 new bids are received.

## **New Business**

- Keith to check with Green Minority if roofs have been inspected this year. Also ask to check chimney caps during inspection.
- Need to review insurance coverage on flat roofs which were completed in 2008 and review roof reserves.
- Check into sewage smell, bldg. 3, reported by Leo. Get quote on waste line inspection for bldg. 1 & 3.
- Pool Committee meeting scheduled to discuss Condo 3 situation and Matt Poole.

Meeting adjourned at 8:02pm

Submitted by Marion Ruuge-Aronson, Secretary