

East Lake Woodlands Condo IV Board Meeting 11/30/2023

Open Meeting: Pres. Greg Pemberton called meeting to order 7:25 pm

- Quorum established with 5 board members in attendance, Greg, Rosemary, Melvin, Bill, Marion
- Phil Colettis, Property Manager Ameri-Tech present.
- Meeting notice was posted on time by Phil.
- Minutes From the October Board Meeting were sent to the board. Rosemary made a motion to approve as amended and was seconded by Mel. All Aye.

New Business

- Volunteers needed to help decorate the clubhouse. Call Beth, 727-515-0850. Mel, Carrie, Lou.
- Holiday building wreaths need to be refurbished. Marion and Jean.
- J Bolt and Final Touch submitted bids for vent replacement. Meeting with committee at clubhouse on December 4 at 9am to discuss the bids.
- Problem with work orders called in to Ameri-Tech after hours not being properly billed. Phil will look into.
- Unit 209 vacant, reported no electric, unable to reach owner. Bill will check electric panel to verify.
- Unit 213 reported problem, bathroom vents not drawing out air but sucking in odors from above rental unit 214. Owner feels the system needs checking. Management said it is the responsibility of the owner. Additional problem of unregistered residents in unit 214 addressed. Letter will be sent to all owners updating them on the bylaws pertaining to rentals.
- Reminder to Phil that all board minutes need to be posted on web page.
- Clubhouse bathrooms renovation bid reviewed. Bill made a motion to approve the proposal to spend \$4000 on the project split 3 ways between Condos 2 3 & 4 .Condo 4 paying only their 27% share. All aye
- Info needs to be added to web page advising owners to submit their email addresses to receive updates.
- Spectrum reports the internet and WI-Fi will be connected at the clubhouse within the next 2 weeks. Phil was asked to look into the missing rebate check.

President Report

- Downspout in building 3 has a hole in it.
- Carport repair update for building 3. Work was completed by J Nichols at a cost of \$5500.
- Fire extinguisher covers and bugs on windows need to be cleaned by Affordable.
- Extra paint will be stored in enclosure 1 when project is complete.
- Escalating insurance cost was discussed. Need to shop other carriers. Motion made by Gregg to change Insurance Broker to PCS Insurance Group. Seconded by Marion. All Aye.
- Walk around with Landscaper planned to assess grounds. Mulch to be put down.

Meeting adjourned at 8:43pm

Submitted by Marion Ruuge-Aronson, Secretary