

East Lake Woodlands Condo IV Board Meeting 4/27/2023

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

- Quorum established with 5 board members in attendance, Greg, Rosemary, Melvin, Bill, Marion
- Lorenzo Berry, Property Manager Ameri-Tech and Bob Kelly, Asst. Director of Operations in attendance.
- Meeting notice was posted on time by Lorenzo.
- No Treasurer report.
- Minutes From the March 23rd Board Meeting were sent to the board. Greg made a motion to approve the minutes and was seconded by Rosemary. all Aye.

Spectrum Report Eva Robertson, Account Executive

- Current contract with Spectrum expires this year and includes only basic cable for a per door charge of \$43.34. The proposed new bulk service agreement includes Spectrum TV Select plus Entertainment View and Sports View and Cloud DVR Plus. and one Self-Top-Box and the choice of CLOUD DVR or one DVR SET-Top-Box (DVR Service Enabled). User is required to self install. The cost of a special install is \$60. If you can not install the equipment yourself successfully and it is declared a Failed Install, Spectrum will send out a tech at no charge. In addition Bulk Internet Service known as Advanced Community WI-FI Ultra (500Mbps x20Mbps) and one modem and wireless router per unit. Any upgrades are the responsibility of the unit owner. Cost per unit per month is \$55 with a 5% increase per year, starting in January of the following year, for the duration of the 5 year contract. They are offering a one time payback of \$200 per door. This will offset the additional cost of the contract. Currently owners are paying for their own WI-FI, modems, routers, DVR's and extended cable. This contract will eliminate most of these cost. Once the agreement is signed owners will be notified and would go into effect within 2 months. Customers must call a number for Bulk Services, which will provided them, if they require help. WIFI will be provided at clubhouse free of charge.

President's Report

- GA Nichols and Co. was sent a payment of \$30,000 for materials needed for the stair/railing project. They are in the process of obtaining the necessary permits. Seven unit owners failed to pay the first assessment payment due April 1, sent follow up letters and will now to be turned over to the Attorney.
- Palm Harbor & Dunedin Electrical Co. panel replacement bldg. 2 now complete.
- Piper Fire inspected the fire extinguishers.
- Chimney cap on building 1 was replaced.
- All 3 Bulletin Boards were replaced.
- Bat houses were installed in the grove behind buildings 1 and 2.
- Cracks in building 2 were repaired.

Manager Report Lorenzo, Property Manager

- Line of Credit is not recommended as the fee of \$500 would apply, the same as for a loan, and the rate is variable, currently 7.75% with an upfront fee of .50%. Need to revisit.
- Financials were emailed 4/27.
- Violation inspections were conducted on 4/4.
- Sales application for unit 209 was completed.
- Violation letter was sent out.
- Door on unit 313 was replaced.
- Moisture by units 213/215 is being looked into.
- Gutter cleaning completed.
- Bat problem by unit 203 handled by Nature Zone needs to be checked as bats are still present.

New Business

- PH Dunedin Electric contacted about new outside lighting. They recommended calling Frontier Lighting for a quote on fixtures..
- Greg made a motion that we contract to have the hedges around the pool heater cut back for a cost not to exceed \$400. Seconded by Melvin. All Aye.,
- Paint Contract Committee formed with Dan, Malcom, and Bill.
- Paint Color Committee formed with Carrie, Rosemary, Jean and Marion.
- Motion made by Greg to contract to have Pool Deck repaired, sealed and acid washed for a total not to exceed \$1500. Seconded by Rosemary, All AYE.
- All bushes around property will be cut back prior to paint project.

Recreation Committee Report-Dan

- 1 Pool heater has been cleaned.
- 2 Water faucet in Men's Restroom repaired.
- 3 Only 6 Pool lounges remaining, they need to be replaced.
- 4 Pool deck in far left corner is sinking. Cracks need to be repaired and deck coated to slow the process. GA Nichols gave a quote of \$2500 to repair cracks and coat to control heat. Lowe's had quoted \$3200. Acid wash will be additional cost.
- 5 No direct line to the Water box..
- 6 Shrubs need cutting.
- 7 Concrete around clubhouse needs repair, french drain needed.
- 8 GA Nichols giving quote on bathroom renovation.

Meeting adjourned at 8:55pm

Submitted by Marion Ruuge-Aronson, Secretary