

# East Lake Woodlands Condo IV Board Zoom Meeting August 24, 2023

## Open Meeting:

- President. Greg Pemberton called meeting to order at 7:04pm.
- Quorum established with 5 members present; Greg, Bill, Melvin, Rosemary, Marion
- Committee Members Dan & Carrie+Phil Ameri-Tech Property Manager in attendance.
- Meeting notice was posted on time by Phil.
- Board accepted minutes as written. Rosemary made motion, seconded by Bill, approved.
  
- Treasurer report; Melvin met with Ameri-tech about the Cinc Program for paying invoices. Collection report: 304 foreclosure processing. 214 rent demand letter to be sent by attorney 310,304 Assessments in arrears at attorney.
  
- Managers Report:  
Phil reported that Eva Robinson from Spectrum was out of office until 'end of August. Would check on Clubhouse WiFi installation.  
Four paint bids were submitted, Lowe's, Avery, After Hours and B H Painting. Discussion ensued regarding price, method, quality of work, necessary repairs, length of warranty and mold.Issue. Problem with with soffit vents being previously painted over needs addressing. Phil will look into issue..  
Motion made by Greg to award paint contract to Avery, seconded by Rosemary, all Aye.  
Armadillo quotes for trap and removal. Affordable filled five holes. Need inspection.  
Budget Workshop needs to be held in Oct/Nov to have budget ready mis Dec.  
New Condo Board Regulations: Reserve study needed.
  
- Committee Reports;  
Dan inspected pool deck and reported not sealed properly. Needs moisture test.  
Old pool chairs stacked and need removal so as not damage new coating on deck.  
Bill reported need to purchase 12 lounges and 12 chairs for the pool area. Greg made a motion to purchase needed chairs with Condo Two sharing expense. Mel seconded, all Aye.  
Carrie reported two color combos for the repainting of the buildings. They will be voted on at the next meeting after they are displayed on the site.

## **New Business**

- New outdoor bronze lighting fixtures selected at a cost of \$43.50 each. Motion made by Marion to purchase fixtures, seconded by Rosemary, all Aye. Bids needed for installation.
- Architect form for 101 received to replace patio enclosure. Approved, Rosemary will sign.
- Precision Lawn care to be contacted regarding dead grass by building 3.
- Dead Palm tree branches need trimming.

Meeting adjourned at 8:37