

East Lake Woodlands Condo IV Board Meeting 2/23/2023

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

- Quorum established with 4 board members in attendance, Greg, Rosemary, Melvin, Marion
- Bob Kelly, Ameri-Tech Asst. Director of Operations in attendance.
- Meeting notice was posted on time by Lorenzo.
- Treasurer report- delinquency of \$1620.20 for 304 Martha Lane. To be turned over to the attorney.

President's Report

- Palm Harbor & Dunedin Electrical Co. panel replacement bldg. 2 now scheduled for March 12th, if parts arrive as promised.
- Animal Eviction Services submitted a proposal for removal of rodents, armadillos, and bats in Building 2 for the amount of \$8,326 and the installation of 2 bat houses for \$2,080. Bob informed the board that bats could not be removed between April 15 and August 15 as this is a period of gestation. Bob recommended Nature Zone be contacted for a quote regarding this rodent issue behind 213-215 and the bat issue by unit 203. Our exterminator is to be contacted about installing rodent bait traps.
- A motion was made by Marion for the installation, around the grove behind buildings 1 and 2, of 2 bat houses. The cost not to exceed \$500. Melvin seconded the motion. All in favor. AYE
- The owners of 213 and 215 reported excessive moisture in the outside wall closets in their master bedrooms. Lawn sprinkler contractor Frank is to direct sprinklers away from that area. Owner of 215 feels the drain pipe from the roof needs to be extended further away from the building. The owner of 215 is also experiencing movement under his bedroom tiled floor. It was recommended a leak detection test be done by Dunedin Plumbing, Servpro or GA Nichols to determine if a broken pipe under the slab is at fault.

New Business

- The chimney cap by unit 109 needs to be replaced
- Bulletin board plastic doors need replacing on building 2 and 1. If not available , replace the whole board.
- Unit 313 front screen door torn, needs replacing. Letter to be sent to owner.
- Unit 214 owners are in violation as unknown renters are occupying the unit. Have not responded to 1st notice, second notice to be sent March 1st.
- Lorenzo, Property Manager needs to contact Greg for monthly property walk around inspection.

Old Business

- Greg and Dan met with construction attorney, Scott Gross at Greenberg's office to review contract with G A Nichols regarding the Stair/Rail project.

- Meeting regarding assessment for GA Nichols project will be March 14. Letter pertaining to the assessment to be sent to owners by February 27. Total amount to be collected \$156,000. Approximately \$3000 to be assessed per unit, due in 2 payments, first due April 1 and the second May 8.
- Greg made a motion that the \$5000 permit fees be taken from Deferred Maintenance as not to delay the project. Rosemary seconded the motion. All in favor, AYE.
- Landscaper needs to get weed problem under control.
- Recreation property expense responsibility was addressed. At the December 2022 meeting, our board voted to rescind an agreement to pay a portion of the lawn maintenance fees not being paid by Condo 3. Condo 2 is continuing to invoice us to pay these back due fees. Greg does not feel the invoices truly reflect what is due. In addition Condo 3 is now 4 months in arrears for the clubhouse cleaning services. Greg to contact Condo 2 once again and propose a meeting with Condo 3 or otherwise hand the matter over to an attorney.

Recreation Committee Report-Melvin

- Committee met and discussed priority of projects.
 - 1 Cracks in the sidewalks around the clubhouse to be repaired.
 - 2 French drain to be installed near entrance. Dan getting quotes.
 - 3 Pool lounges to be replaced 4 at a time.
 - 4 Pool deck to be repaired and resurfaced.
 - 5 Bathroom renovations.
 - 6 Post around clubhouse repaired/replaced.

Meeting adjourned at 8:55pm

Submitted by Marion Ruuge-Aronson, Secretary