

East Lake Woodlands Condo IV

Zoom Board Meeting 7/27/2023

Open Meeting: Pres.Greg Pemberton called meeting to order 7:04pm

- Quorum established with 4 board members in attendance, Greg, Bill, Melvin, Marion
- Phil,Colettis Ameri-Tech Director of Operations in attendance.
- Meeting notice was posted on time by Phil.
- Minutes from June board meeting not available.
- Treasurer report- Two owners in default of special assessment, unit 214 to be turned over to attorney, unit 310 already at attorney. Units 204 and 304 are at attorney for delinquent HOA fees.

New Business

- Piper Fire Equipment Co. inspection reported repairs needed, cost \$901.48. Greg made a motion to approve the repairs to the system, Marion seconded, All in favor AYE.
- Chimney cap replacement and flat roof repair over unit 106 being done in two weeks by Green Minority-Strategic Roofing, cost \$901.48, with a one year warranty. Water damage inside unit, Owner responsible for the paint, the association for the dry wall.
- Discuss letter from Tim Smith regarding shared recreation expenses. The original agreement was for Condos 2 & 4 to share the pool and grass expenses on Martha Lane. Assoc. 3 to pay for their pool and grounds. All 3 associations share the expenses of the clubhouse, and parking spaces. Greg said we are paying our share and their request for \$3500 is not valid. Condo 2 needs to turn it over to an attorney to collect what they feel they are owed by association 3. Greg made a motion that Associations 2 and 4 share the cost of maintenance of the grounds around the pool to begin with the next billing period. Mel seconded the motion. All in favor. AYE Greg will speak with Tim Smith.
- Painting bids were incomplete, vendors were asked to make corrections and resubmit.
- Leaning tree on the corner of Martha Lane and Caryl Way to be cut done by association 4.
- Mel is needing access to invoices through SYNC. Diane or Jenny at Ameritec available for training.

Old Business

- Carport repair bids for building 3 submitted. Motion made by Marion to award contract to J Nichols Co. for a cost of \$5325. Bill seconded the motion. All, aye.
- Spectrum changeover, no update on starting date.
- Armadillo destruction an ongoing problem on all buildings. Traps cost \$275 each and will not permanently solve the problem. Affordable Work Order to fill the holes under the foundation. Dan to oversee that they are properly done.
- Unit 103 is being cleaned out. Letter needs to be sent to unit 101 regarding dog feces in back of unit.
- Outdoor Lighting Fixture options being revised
- Marion to contact Carrie Mancini, Paint Color Selection Chair, for meeting on color palette options.

Meeting adjourned at 8:19pm

Submitted by Marion Ruuge-Aronson, Secretary