

# East Lake Woodlands Condo IV Board Meeting

## March 23, 2023

### Open Meeting:

- President. Greg Pemberton called meeting to order at 7:04pm.
- Quorum established with 3 members present; Greg, Bill, Melvin.
- Phil and Lorenzo in attendance for Ameri-Tech
- Meeting notice was posted on time by Lorenzo.
- Board accepted minutes as written. Greg made motion, second Melvin, approved.
- Treasurer report; Melvin requested clarification re duties. Brief discussion on topic. Melvin to contact Phil if needs further information.
- Managers Report; Lorenzo reported rail/stair contract was signed 3/23. Affordable Work put up bat houses on 3/21/23. Naturzone completed bat project on 3/20 and 3/22/23. Property walk around completed and violation letters sent. Owner of 305 reported have not received assessment letter. Lorenzo to send out.
- Committee Reports; Dan updated on the pool/clubhouse; furniture is in bad shape and should be replaced. Committee requesting funds to replace 10 lounges and 10 deck chairs. Total cost \$5199.00 through Leaders split with Condo II. Also found similar lounge on Overstock for much less, suggest purchase one to see if it is similar quality. Bill made a motion to buy one lounge, second Melvin, passed. The committee is discussing shrubs around the pool need to be replaced. The pool deck is need of crack repair and painting. Dan got a bid for \$2900 to fix cracks and paint with Sherwin Williams cool deck paint. Phil said Lowe's painted pool deck before. Lorenzo to get bid with same product. There are drainage and sidewalk issues pending. Greg asked that committee put projects together and prioritize what needs are to keep within budget.

### **Old Business**

- Chimney cap by 109, Lorenzo had not heard back from vender. Lorenzo to call again.
- Bulletin Boards; still pending. Lorenzo to order through Affordable Work.
- Unit 214, unknown renters. Second letter sent with no response. Lorenzo to refer to attorney.
- Unit 313 screen door torn, letter was sent. Lorenzo to follow up.
- Units 213 & 215 reported excessive moisture. Lorenzo to call vender to assess . Sprinkler vendor was asked to check, was here today.
- Armadillo problem; Affordable Work filled holes, owner said still isn't right. Greg will check.
- Termite Proposal; Greg asked Lorenzo to have resubmitted because we have traps and it shouldn't be included in cost. Lorenzo to address.
- Palm Harbor & Dunedin Electrical Co has part in, Greg signed commencement of work 3/23/23.
- Rail and stair contract and commencement of work signed today. Owners will be notified before work commences.
- Line of credit , Lorenzo to get information for next meeting.

### **New Business**

- Spectrum package; Lorenzo reported that the package will be \$55 per door but would include basic cable box, plus DVR, and ultra internet which is 500 bps. Discussion on savings for owners already paying more than that for internet. Greg made a motion that an informational letter go out

to owners explaining the proposal, second by Bill. Phil to send letter and schedule spectrum representative to attend next month meeting.

- Gutter cleaning; Greg asked when last cleaning was scheduled and when it is due again. Lorenzo to get information and to ask price from Affordable Work.

Meeting adjourned at 8:37