

Attendance

Quorum Certified: 4 Board Members-Greg, Bill, Rosemary and Marion in attendance.
Property- Managers Phil Colettis

Painting-

Building painting update-Building 1 Completed except for doors, walkways and thresholds. Building 2 to be completed this week. Building 3 next week. All doors, walkways and thresholds to be painted in Taupe and will be done last. Building Numbers to be painted in Bronze. Electrician to install new outdoor lighting when paint project is complete. Painter will follow with touchup as necessary. Discussion ensued as whether to paint lanai interior and lanai metal exterior.

Motion made by Marion to to have the lanai metal exteriors painted in bronze for a cost of \$4810.

Rosemary seconded the motion. Three in favor, one abstained. Motion passed.

Motion made by Rosemary to give the unit owners the option to have the interior of their lanai painted at a coat of \$100 per unit. Owner responsibility to contact Avery Painting and make the arrangement and payment. Bill seconded the motion. All in favor. Aye. Flyers advising of this option are to be placed on the unit doors.

Carpports-

Five carports need replacing. A five year plan is being considered where one carport per year will be budgeted and replaced over a five year period. An engineering drawing is necessary when replacing a carport but not when one is being repaired. The drawing cost \$2500 and may not be valid over a five year period. May be possible to obtain engineer drawing used on other carport projects.

Building 3 carport repair should be able to proceed at a cost of \$5325 as an emergency repair.

Roofs-

There are no vents in the soffits or on the shingled roofs. There are vents on the flat roofs. Phil is getting bids for the vents.

EastLake Woodlands Condo 4
Board of Directors Project Update Meeting

Bill stated we need a second roof inspection by a certified roofer to know the durability and condition of our roofs.

.
Meeting ended 7:40 pm

Submitted by Marion Ruuge`Aronson, Sec.

NOTE

Bill reported a bat was found in unit 116, removed by Owner. Issue seems to be an opening in the outside edge of the overhang near the flashing. Bill to notify Avery Paint to fill holes before painting.