

East Lake Woodlands Condo IV

Board Meeting 12/19/2024

Zoom/Clubhouse Meeting

Open Meeting: Pres. Greg Pemberton called meeting to order 7:22 pm

- Quorum established with all board members in attendance, Greg, Dan, Bill, Rosemary and Marion
- Ellyse Vosslemann, Ameri-Tech manager in attendance.
- Meeting notice was posted on time by Ellyse.
- Motion made by Greg to accept the revised minutes of the 11/21 meeting. Seconded by Dan. All Aye.

Treasurer Report

- Bill reported \$15,370 in operating funds and \$6,000 in delinquency for unit 214. Reserves are fully funded according to the 2024 budget. Greg asked that the delinquency process be started earlier.

Manager Report

- As of today, 4 units are delinquent with December maintenance fee.
- Estimates for painting lines and numbers in missing carport are pending.
- Dry wall estimates pending.
- 3 units have been sent violation letters.
- All necessary docs have been added to the website along with new gate barcode information.
- ELW manager, Monica, is not planning on implementing any gate access changes or fees.
- Will notify Unit 214 tenant to remove electric bike attached to railing on upper level.
- Bid is needed to install bike racks.
- 309 requested installing their own bike rack.

Old Business

- BOD Certification needs to be completed by Bill and Dan.
- Drywall repair bid still pending.
- Carport replacement bids. Dan received bids from 4 contractors on aluminum and steel ranging from \$64,000 to \$1008,000. Patio Creations bid \$68,900 for aluminum plus \$1,000 for permits and engineering. It would withstand up to 140 mile per hour wind. Bids needed on repairs for remaining 4 carports. Repairs estimated not to exceed \$20,000.
- Motion made by Greg that an assessment, in 2 installments, for a total of \$89,900 be made to install one new carport and repair 4 carports. Seconded by Marion. All Aye.

- Motion made by Bill to award contract to Patio Creations to install one aluminum replacement carport at a cost of \$68,900 plus \$1,000 for permits and engineering. Includes numbering. A deposit of \$5,000 required. Seconded by Rosemary. All Aye.
- Dan reported that the painting of pool fence had not been adequately corrected. Bernie and Tim of Assoc. 2 are refusing to pay contractor.
- Dead tree across from clubhouse belongs to Assoc. 2 and is not our responsibility. Ellyse asked to seek Phil's advise on ownership of parking lot around recreation area.

New Business

- All plumbing done in units must be by licensed contractors that are insured. Ellyse will add this advisory to the website.
- Ameritec policy on delinquency is 30/60 day notice and then to the attorney. Ellyse to post on website.

Meeting adjourned at 8:31pm

Submitted by Marion Ruuge-Aronson, Secretary