

East Lake Woodlands Condo IV Zoom Board Meeting 10/24/2024

Open Meeting: Pres.Greg Pemberton called meeting to order 7:00 pm

- Quorum established with all board members in attendance, Greg, Dan, Rosemarie, Marion, Bill
- Ellyse Vosslemann, Ameri-Tech manager in attendance.
- Meeting notice was posted on time by Ellyse.
- September 26, 2024 minutes approved. Reading of minutes was waved. Motion made by Rosemarie to approve, seconded by Bill. All Aye.
- Treasurer report- delinquency of \$5683. Operating funds \$28,494.49.

Managers Reports

- Unit 214 received a pre-lien letter.\$3348.owed.
- Unit 304 in lien and is requesting to make payments.
- Fire Extinguisher box Bldg. 2 needs repair-Affordable Work Order
- Alligator sign has been installed by pond.
- Web site has been updated.
- 15 record storage boxes have been examined and eliminated by board members.

New Business

- Carport by building 1 was destroyed by hurricane Milton. It is not covered by insurance. Suppliers do not have steel available to replace the carport. Bid on aluminum carport \$83,000. Need to have all carports checked for structural integrity by engineer and shored up. Check with Legal advisors to see if carports can be eliminated. Wind coverage is not available on our insurance policy. Unit Numbers need to be painted on spaces by missing carport.
- Hurricane Mitigation- Gates at the canal to lower the water surge should have been opened at the onset of the storm. Greg will handle to get Politicians and Ameritech involved.
- New insurance agent, Bruce Goblsgy saved us \$5000.
- Next board meeting is November 21, at 7pm.
- Budget workshop is October 31 at 11am at Ameritech and via Zoom..
- Budget meeting/ board meeting is December 19 at 7pm.
- Annual meeting January 23 at 7pm.

Old Business

- All board members must submit a copy of their driver's license to the management.
- Board member education certificates must be complete and sent to management by 12/30/2024

- Dogs not in residence at unit 117, violation issue put on hold until November.
- 7 Roof leaks repaired by Westfall Roofing prior to storms. Unit 108 reported a leak after the last storm.
- The association is responsible for any damage to the drywall due to the roof leaks. Bill will meet with unit owners to determine repairs needed.
- Dryer vents need flaps attached according to code. Tracy of AWO quoted \$2500 maximum cost. Work will be done next week.
- Fertilization of the grounds will be done by Bugmaster.
- Clubhouse Air conditioner- final permit obtained.
- Meeting by 3 associations involved in the clubhouse needed to settle on a recreation agreement.

Meeting adjourned at 8:20pm

Submitted by Marion Ruuge-Aronson, Secretary