

East Lake Woodlands Condo IV

Board Meeting 11/21/2024

Clubhouse/Zoom

Open Meeting: Pres. Greg Pemberton called meeting to order 7:01 pm

- Quorum established with 4 board members in attendance, Greg, Dan, Rosemary, Marion
- Ellyse Vosslemann, Ameri-Tech manager in attendance.
- Meeting notice was posted on time by Ellyse.
- October 24 and 31, 2024 minutes. Reading of minutes was waved. Motion made by Rosemary to approve, seconded by Greg. All Aye.
- Treasurer report- None. General operating funds \$21,822.76, Reserves \$125,659.41.

Manager Report

- Place lien on Unit 214 which is with the attorney. \$3872 in arrears.
- Renters can be evicted only in certain circumstances. Letters can be sent, to the owner, revoking privileges for use of pool/clubhouse.
- Reminder letters sent to owners regarding repairs.
- Affordable Work Order given contract to update dryer vents with a cap of \$1700.
- Monica, property manager Condo 3, working on East Lake Woodlands mitigation regarding lowering the pond levels during storms.
- Driver's License/Passport needed on file w management for board members. Bill & Greg need to submit.
- Drywall repairs need to be made on 7-8 units effected before the hurricane.

Old Business

- Carport replacement Bldg.1. Dan received one estimate of \$81,000. Waiting additional estimates from Nichols and Patio Creations. New code requires 4" post and it be 3' below ground. Removal of the carports would require approval of majority of the owners. Best to seek advise of attorney.
- Greg had Nichols number and stripe the parking area where the carport is missing.

New Business

- Pool fencing- Condo 2 hired Marco, they did a poor job. Needs touch up & deck paint color corrected.
- Condo 3 Business manager is putting off payment of condo 2 for shared clubhouse expenses.
- Tree by parking lot medium is coming out of ground. Bids are \$1200-\$1500. Bernie Condo 2 has a vendor to do work for \$500. Additional tree also in need of removal.
- Owner's List requested by Rosemary. Ellyse to work on it but needs cooperation of owners. They can go on website and provide info or fill out the info form sent to them with annual meeting packet.

Meeting adjourned at 7:47pm

Submitted by Marion Ruuge-Aronson, Secretary