

# **East Lake Woodlands Condo IV**

## **Board Meeting 5/23/2024**

### **Zoom**

**Open Meeting:** Pres. Greg Pemberton called meeting to order 7:11 pm

- Quorum established with all board members in attendance, Greg, Dan, Rosemary, Marion, Bill
- Ellyse Vosslemann, Ameri-Tech manager in attendance.
- Meeting notice was posted on time by Ellyse.
- April 25, 2024 minutes approved as corrected. Reading of minutes was waved. Motion made by Dan to approve, seconded by Rosemary. All Aye.
- Treasurer report- Bill reported a \$16,447.27 in operating funds and \$5,784.91 in delinquency. \$4,070.88 is expected to be cleared by the end of June. Reserves are fully funded.

### **Manager Report**

- Units 214 and 304 with the attorney.
- AWO is filling two holes behind buildings.
- Light replaced by unit 115. Outdoor lights going out frequently, AWO to check lights on a weekly basis.
- Power washing scheduled by AWO to be done this weekend. Questions as to if soft scrub had been completed. Board needs pre notification when all work is being scheduled.
- There are 4 open violations. Nuisance barking, 2 screen doors and 1 door mechanism. References for repairs to be given to owners.
- Sidewalk repair has been completed and billed to Condo 7.
- J Nichols ground down a 9' section of the concrete at the clubhouse at no charge.

### **New Business**

- Pool deck and chair cleaning- Stained from irrigation. Bill reported the sprinklers are being adjusted. Pair of Jacks to deep clean the chairs. Bill looking into Leaders Protective Coating guarantee.
- Fence around pool needs repair. Ellyse will contact D and E Routing Co. for a quote.
- Invoices pertaining to shared property- Bill reported we received 3 invoices for which we are not responsible relating to court fees and unauthorized planting at pool. Invoices will be rejected.
- 204 bats in the eaves- Ellyse will look into issue. Bait may be needed for bat houses.
- Rain sensors for sprinklers- Bill made a motion that we install sensors at a cost not to exceed \$300. Seconded by Dan, All Aye.
- 115 dog nuisance- Attorney Scott sent a course of action letter addressing the problem instead of going immediately to arbitration. Bill reported appropriate action has been taken by the owner. The issue will continue to be monitored. See attached documents.

- Rosemary is working on a revision of the Rules and Regulations that will update our pet policy.
- Ellyse setting up a Zoom Budget Workshop for October 8 at 6pm. Bill reviewing all line items in budget for overages.

### **Old Business**

- Roof venting- No progress has been made. Decision made to readdress the issue when the roofs will need to be replaced in 7-8 years. New insurance regulations limit a roof lifetime to 15 years making current revisions not cost effective.S Request made by Dan for an inspection made with a cap of \$500.

Meeting adjourned at 8:15pm

Submitted by Marion Ruuge-Aronson, Secretary