

East Lake Woodlands Condo IV

Board Meeting 8/22/2024

Zoom

Open Meeting: Pres. Greg Pemberton called meeting to order 7:01 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.
- July 18, 2024 minutes approved. Reading of minutes was waved. Motion made by Greg to approve, seconded by Rosemary. All Aye.
- July 25, 2024 minutes approved. Reading of minutes was waved. Motion made by Greg to approve, seconded by Rosemary. All Aye.
- Treasurer report- Bill reported a \$12,047.727 in operating funds and \$6400 in delinquency. Unit 304 paid \$6800 in full payment. Reserves are fully funded.

Manager Report

- Unit 214 is with the attorney.
- Alligator Warning signs ordered, additional info will be added.
- Appraisal info has been sent to Chris.
- Attorney Greenburg, Zoom meeting date regarding Clubhouse/Pool Facility set for September 4, 2-3pm.
- Website updated with new Florida Statutes.
- Letter regarding new Florida transparency laws will be sent to all residents stating all docs are on our website or available in the office.
- Quote will be sought from Attorney Greenburg on cost of researching if our docs are complete..
- Bids on roof repairs and proposal submitted.

New Business

- Roof Leaks-Dan and Bill received bids from 4 companies. Option to repair the leaks in the 7 units or roof replacement was discussed. Replacing roofs at this time would require a \$5500 per unit assessment. Roofs originally scheduled to be placed in 17 years, now insurance requires to be replaced in 15.
- Motion made by Bill to give contract to Westfall Roofing. formerly Green Minority, to repair the roofs at a cost of \$2,180 plus plywood cost with a cap of \$5,000. Dan seconded the motion, All Aye.
- Greg reported that our Condo Insurance Broker Agent of Record has been changed to PCS.
- Bill reported that our dryer vents are in violation of current fire code. requiring a flap, not a cage. Bill will get a quote. It is the individual owners responsibility.

- Bill inspected and reported 113 trees on or property, some in need of elevation away from building. Building 3 has a dead tree, building 1 bottle brush needs removing. Hazard work to be done first.
- Walk around showed 5 emergency lights, and 315 outside outlet not functioning. Electrician will assess what needs to be done
- Attorney Greenburg- Standard retention policy sent to him for review.

Old Business

- Attorney Greenburg sent letter to unit 117 regarding dog nuisance without our approval. No response from unit owner to letter regarding mediation of issue. No complaints from other residents since letter was sent.
- BOD required to fulfill new yearly class requirement by December 31. Ellyse sending info on classes.
- Transparency Act requires no foreign entities.
- Pool fences not finished, needs priming and painting to protect against rust. Bid from M G Project Painting less than Avery. Cost \$200-\$2500. Pump house also needs painting.
- Motion made by Dan to award M G Project the job to paint the whole fence green for \$1400 and \$200 for the pump house. Bill seconded the motion. All Aye.
- Decision made not to paint clubhouse at this time.
- Avery agrees to take of rust on staircases of our building, at no cost, for 10 years. The Chase of the chimneys was left unpainted. Avery will take care of this.
- Final payment for Clubhouse Air Conditioner for 6 ton quiet unit to Harbor Air due after county inspection. Bill making a check off list before inspection. Payment from Condos 2 and 3 forthcoming.

Meeting adjourned at 8:38pm

Submitted by Marion Ruuge-Aronson, Secretary