

**East Lake Woodlands Condo IV Board Meeting**  
**July 25, 2024**  
**Zoom Meeting**

**Open Meeting**

1. Pres. Greg Pemberton called meeting to order @ 7:01 pm
2. Quorum established with Board members Dan, Bill, Rosemary and Greg in attendance along with Ellyse Vosselmann, Ameri-Tech manager.
3. Meeting notice posted on time by Ellyse on site and website.
4. Motion made to waive reading of 7/18 minutes and approve made by Greg, second Rosemary, all aye.
5. Treasurers Report- 6 month review completed by Bill shows reserves are fully funded and we are within projected spending budget. Projected income is less because of delinquent HOA dues.
6. Managers Report- notification was made to Affordable Work Orders that work was not acceptable as requested. Second letter sent to owner of 214 for payment of delinquent dues with no response. Zoom meeting 7/18 regarding shared club house and pool with Condo II and Condo III, property site visits completed. Motion made by Rosemary to refer 214 delinquency to attorney, seconded by Bill, all aye.

**Old Business**

1. New Condo rules and regulations- Ellyse will seek further clarification of new requirements. Currently is recommending the board draft hurricane standards for owners, record retention policy and a policy for fines for attorney review
2. Pool fence bids- Dan confirmed contract was signed for pool fence to be repaired for \$650.00 as previously agreed.
3. A/C Clubhouse installation- contractor coming tomorrow to discuss project timeline
4. Nuisance dog issue- multiple complaints regarding dogs barking continues. Complaints should be made in writing to Ameri-Tech manager via email with dates and times. Request letter to be sent to owner.

**New Business**

1. A/C drains- all buildings checked for drainage issues, only one area of concern building one. Contractor to assess tomorrow.
2. Chimney Cap replacement bids- Old World Chimney Sweeps gave a bid to replace 5 caps and 4 rain cuffs for \$2305.85. Other contractors contacted have required large assessment fee before giving bid. Motion made by Greg to approve up to \$2305.85 for project, second by Rosemary.
3. Zoom call with attorney July 24 @ 2 pm re expired agreement for shared club house and pools with board members from Condo II, III, and IV. Attorney recommended to form an LLC and have each association appoint a board member to serve on this committee. All boards have to agree to this and then develop logistics.
4. Insurance broker- discussed signing with new broker to shop for more affordable insurance. Greg to contact PCS Insurance.

Meeting adjourned at 8:22pm. Submitted by Jean Pemberton