

## **East Lake Woodlands Condo IV Zoom Board Meeting 2/22/2024**

**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.
- November 30, 2023 minutes approved. Reading of minutes was waved. Motion made by Greg to approve, seconded by Rosemary. 4 Aye. 1 Nay
- Treasurer report- delinquency of \$6000 for 304 Martha Lane. It is in the hands of attorney Ellyse will follow up and give an update.

### **New Business**

- Landscaping- Greg, Marion and John of Precise Lawn Care did a study of our grounds in January. A proposal was formulated to remove dead and decaying shrubs and ground cover and replace with sod and bushes along with mulch. Total cost \$10,899. Dan will seek alternative bids to bring the cost down. It was thought best, if possible, to utilize our landscaper for the project. Greg conferred with Sprinkler Service and was informed we would be able to water daily if needed. Greg to follow up and find out warranty on plants and get a copy of the landscape layout.
- Bugmaster contract- It is necessary to receive the service separately, as the pesticide and fertilization of the lawn is no longer part of the landscaping contract, A motion was made by Gregg to award the contract to Bugmaster for a cost of \$2562. per year, contingent upon if the contract included fertilization. It was seconded by Marion. All Aye.
- Review Tim Smith's email regarding Clubhouse lawsuit with Condo 3- Request was made to join in the lawsuit regarding the Condo 3 delinquency Clubhouse fees. Pro and con discussion ensued. Motion was made by Greg, Condo 4 will not join in the lawsuit with Condo 2 regarding the delinquency issue of Condo 3's Clubhouse fees. Seconded by Marion. 4 in favor, 1 not. Gregg will notify Smith of the decision.
- Increase in late fees- The current fee is \$25. Greg made a motion that the late fee be increased to the maximum allowable amount. Rosemary seconded. All Aye. Ellyse will check if it is 5%.
- Bill, Treasurer reported communication issues with Ameritech. He is not receiving all the bills for approval. Feels accounts need further scrutiny. Ellyse will make system change to rectify this and send Affordable Work Order contract for review.
- Gregg is requesting a recurring item speed sheet. Fire alarm and Extinguisher, Wind Mitigation, Pool Heater Maintenance. Board to add items to the list.
- Walkways need pressure washing. Ellyse to look into cost.
- Property Manager Walk around scheduled for Wednesday, March 6 at 9am. Marion and Dan will attend.

## **Old Business**

- Roof venting- The shingled roofs have no venting, the vents were painted shut, 6-8 years ago, by the previous paint contractor. Bill has received bids of \$15,000 per building to rectify the issue. We are within state stature to sue the contractor. Ellyse will contact Scott, a construction attorney at Greenberg's office, and send him a copy of the paint contract for review.

Meeting adjourned at 8:20pm

Submitted by Marion Ruuge-Aronson, Secretary