

# **East Lake Woodlands Condo IV**

## **Board Meeting 6/27/2024**

### **Zoom Meeting**

**Open Meeting:** Pres. Greg Pemberton called meeting to order 7:08 pm

- Quorum established with all board members in attendance, Greg, Dan, Bill, Rosemary and Marion
- Ellyse Vosslemann, Ameri-Tech manager in attendance.
- Meeting notice was posted on time by Ellyse.
- May 23, 2024 minutes approved. Reading of minutes was waved. Motion made by Rosemary to approve, seconded by Dan. All Aye.
- Treasurer report- Bill reported \$9,298.30 in operating funds and \$10,083.37 in delinquency. Reserves are fully funded. Motion was made by Rosemary to foreclose on unit 304, seconded by Gregg, all Aye. Motion made by Greg to file a lien on unit 214, seconded by Bill, all Aye. Shortfall in 2024 budget of \$6234 due to insufficiencies in operating expense budget. Bill examining cost and contracts. Has reduced dumpster fees by \$1150. The pest control variance is great due to rat traps. Bill will speak with John of Specialized Pest Control on the issue.

#### **Manager Report**

- Work completed-Sidewalk that was missed was pressure washed. Affordable replaced lightbulb in stairwell, as a ladder was needed. Affordable filling armadillo holes. Wild Animal and Pest Removal sent to check eaves by 204 Martha. Bats are protected during April to August 15 during breeding and nothing can be done.
- Rust on sidewalk near unit 201 due to faulty sprinkler head, needs to be addressed by Frank.

#### **Old Business**

- The bid on the rain sensors has not been received.

#### **New Business**

- New condo rules and regulations. Rosemary working on revision. Ellyse to send copy of 2024 State Legislative Condo Update as a guideline. Checking with Condo 7 on hurricane protection and clarification of new standards. According to the new regulations Condo Proposals and Contracts need to be on website. Board requires 4 hours of training per year. Financials must be posted. Commercial vehicles allowed to park on property.
- AC Bids for Clubhouse-Dan and Bill have received 4 bids and want to set up a zoom meeting with representatives from Condos 2,3,4. It is advisable to replace with the same type of system due to the air ducts. Pro Active is the management for Condos 2 and 3. All must participate. Invite sent with no

response. Possible date, 7/11 at 6 pm. Meeting should be posted. Bill proposes a singular 5 ton system with a 5 ton air handler which we are already wired for. Kendal of Harbor Air quoted \$10,900 for this system. Two mini splits 2-3 tons each is an alternative. Ellyse ask to seek Phil's advise.

- Fence Bids for Clubhouse- Original Contractor not willing to do repairs. J Nichols asked to bid on project.
- Pool Maintenance Bids-need new contractors for maintenance to compare bid to Kyle.

Meeting adjourned at 8:12pm

Submitted by Marion Ruuge-Aronson, Secretary