

East Lake Woodlands Condo IV Board Meeting 3/28/2024

Open Meeting: Pres. Greg Pemberton called meeting to order 7:00 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.
- February 22, 2024 minutes approved. Reading of minutes was waved. Motion made by Rosemary to approve, seconded by Greg. All Aye.
- March 13, 2024 Landscape Project minutes approved. Reading of minutes was waved. Motion made by Greg to approve, seconded by Rosemary. All Aye.
- Treasurer report- Bill reported a \$8,364.02 in operating funds and \$1,137.59 in delinquency. 304 Martha Lane is in the hands of attorney and Ellyse will follow up and give an update. Reserves are fully funded.
- Clubhouse/Pool reserves balance at \$2500 due to new pool heater and bathroom renovations.

Manager Report

- Property Manager walk around scheduled for next week.
- Delinquencies being taken care of.
- Gutters have been cleaned.
- Plastic Fire extinguisher cover by unit 203 needs repair
- Letters will be sent to units where screen doors need repair.

New Business

- Landscaping- Agreement to pay Precise Lawn Care \$10,899 for the landscaping project approved at Special Meeting on March 13.
- Landscaping project completed. Dan, Marion and Bill did inspection and reported issues with sod and mulch. Meeting to be set up with Precise by Greg to address issues.
- Dan wants lawn care company that also do pesticide and irrigation. He will research the possibility.
- Clubhouse/Pool- Dan reported that a drain and sod were needed by the air conditioner. Bathroom renovations almost completed. Air conditioner needs servicing.
- New light fixture by unit 115 is broken.
- Bill reported that we have no wind/hail coverage for the carports on the 20024 insurance policy. The replacement coverage is only \$29,000. Bill to set up meeting with All Lines Insurance.
- All future contracts need to contain an attorney fee litigation clause.

- Bill has been requesting a copy of Condo 2 and condo 3 insurance document coverage on the jointly owned clubhouse and pools to no avail. Ellyse will work with Bill to obtain these documents. Condo 3 did not send us a bill for our share of the coverage for 2024.

Old Business

- Roof venting- The shingled roofs have no venting, the vents in the soffits were painted shut, 6-8 years ago, by the previous paint contractor. The roofing contractors also failed to vent the shingled roofs. We are within state stature to sue the contractors. Scott, a construction attorney at Greenberg's office, reviewed our roofing contracts with Green Minority and Innovative Roofing . He feels we have good cause to sue but have no clause in contract to have attorney fee cost included. A cost analysis is necessary to determine if we should pursue. Bill and Dan will get quotes on installing and replacing all necessary vents. J Nichols is giving us a quote to install new soffit vents and installing roof vents. A meeting is to be set up with the 2 roofing companies on the issue. The contract with Lowes Painting is going to be reviewed.
- 209 was finally occupied by the new owner but is empty as he is having surgery.
- 117 sold to a women with two emotional support dogs over our weight limit. Lawyer advised that we have no recourse.

Meeting adjourned at 8:20pm

Submitted by Marion Ruuge-Aronson, Secretary