

## **East Lake Woodlands Condo IV**

### **Zoom Board Meeting 08/28/2025**

**Open Meeting:** Pres. Greg Pemberton called meeting to order 7:02pm

- Quorum established with 4 board members in attendance.
- Property Manager, Ellyse Vosselmann, Ameri-Tech, in attendance.
- Meeting notice was posted on time by Ellyse
- 7/24/2025 minutes sent to board. Motion to approve made by Greg, seconded by Bill . All-aye.
- Treasurer Bill Morrison, report as of 8/28 operating funds \$32,962.86. Reserves are fully funded as required in the 2025 budget. Delinquencies amount to \$10,501.08. There are four assessment delinquencies at the Attorney. Units 214/304 and 316 have paid and the settlement is pending. Unit 215 has not paid and is in the 45 day period leading to a lien. The total assessment was for \$89,900. \$83,808.74 have been spent, assessment balance is \$6700.08.

#### **Manager's Report**

- Unit in arrears for \$500 will receive a phone call.
- Property walk around continues.
- Website continues to be updated.
- Pump was hit by a lawnmower and repaired.
- Ellyse working on propose budget for 2026.
- Dead fish in the pond being taken care of by Management Associates.
- Cost of maintaining the website to include the Zoom meetings is an additional \$55 monthly. New compliance regulations requiring transparency reports to the DOBR due by October 1 will have an additional one time charge of \$400.
- Budget workshop is scheduled for 10/8/2026.
- Annual meeting is scheduled for 1/22/20

#### **Old Business**

- Heritage property insurance told Bill that they would cover our carports for hurricane, tropical storm, fire, and collision damage going forward. Awaiting cost of the additional premium. Policy needs to include total replacement at current market replacement cost.
- Bill received one bid for the carport painting and hole repair from Ken Avery for \$13,600. Additional bids required.

## **New business**

- Attorney search. Discussion for the need of a new attorney ensued. A zoom meeting to be set up with condo law attorney, Alison Brandt by Rosemary. Ellyse to send recommendations for additional attorneys she has had a relationship with.
- Bill reported condo 2 request for us to share in the cost of removing a dead palm tree close to the clubhouse. Request approved. Additional request for removing a stump and other work denied.
- Condo 3 clubhouse property separation request for a listing of all shared cost to go into a separation agreement by August 31 has been put on hold for the need of more time
- Bill reported John, landscaper cut branches from palm tree, at the end of building 3, that were scraping the structure.
- Meeting adjourned 7:46 pm.  
Submitted by Marion Ruuge-Aronson, .Secretary