

**East Lake Woodlands Condo IV**  
**Board Meeting 9/25/2025**  
**Zoom/Ameritech Office**

**Open Meeting:** Pres. Greg Pemberton, called meeting to order 7:03pm

- Quorum established with all board members in attendance.
- Andrew, Ameritech property manager in attendance.
- Meeting notice was posted on time by Ellyse.
- Treasurer Report, Bill Morris reported \$41,042.49 as of 9/25 in operating funds, of the \$13,000 in delinquencies, \$8000 have been recently received. All reserves are fully funded as per the budget.
- Motion was made to wave reading of minutes from 8/28/2025 by Greg & second by Rosemary. All Aye.

**Manager's Report**

- The website continues to be updated.
- Property walk around continue. Grass around building three needs repair.
- Budget workshop scheduled for 10/08 at 11 AM. Proposed budget being worked on.
- Annual budget meeting scheduled for 12/18 and the annual meeting is 1/22/2926.
- Two quotes received for carport painting.
- Hazardous pothole on Woodlands Boulevard and Martha Lane to be reported to Management Associates, as it is a liability.

**New Business**

- Ownership of the shared parking lot by the clubhouse is in dispute. Beth, Condo 2 said they are in the process of repairing their roads and carports. Documentation from the county courthouse is needed to solve the dispute.
- Greg congratulated the board on the good work that they have done.

**Old Business**

- Carport painting bids received from Avery Painting for \$13,600 and from CCI construction for tot \$11,400. Bill and Dan to meet with Sherman Williams to define the product that is to be used. Additional bids to come. Project tabled.
- A new attorney is needed for the settlement of the shared facilities with condos two and three. An outside attorney is needed. Ellyse to call and set up appointments. Dan said we needed to move forward with the lawsuit.
- Dan reported that the facia repair on the carport was complete.

Meeting adjourned at 7:37pm

Submitted by Marion Ruuge-Aronson, Secretary