

East Lake Woodlands Condo IV Zoom Board Meeting 03/20/2025

Open Meeting: Pres. Greg Pemberton called meeting to order 7:00pm

- Quorum established with 4 board members in attendance, Bill Morris was absent.
- Property Manager, Janice Sofia , Ameri-Tech, in attendance.
- Meeting notice was posted on time by Ellyse
- 2/ 27/2025 minutes sent to board. Motion to approve made by Greg, seconded by Rosemary . All-aye.
- Treasurer, no report.

Manager's Report-Ellyse

- Wind mitigation inspection was completed. Report will be posted on website.
- 214 eviction at attorney. Need update. Janice said that the renters can be required by the court to pay us the rent and not the owner as long as they are in arrears with HOA dues.
- Property walk around continues.
- Website continues to be updated.
- Do not park on the grass signs are ready for pick up.
- Bike rack notice is ready to be emailed once notified it is OK to do so.
- Met with Cromwell aluminum again and got final revised quote for carport repairs.

Old Business

- Carport repairs-new revised bid from Cromwell is \$14,976. New bid from Patio Creations is \$11,950. Bid is contingent on the work being done the same time as the carport replacement project. A payment of 50% is due on the signing of the contract.
- Greg made a motion to give the carport repair project to Patio Creations for the amount of \$11,950. Rosemary second the motion. All Aye.
- Dan reported that all requirements are being satisfied for the permit for the carport replacement. It will meet the county requirement of 125 mph wind load.
- 117 update-upon receiving correspondence from our attorney regarding the bogus emotional support dog documents, the owner vacated the premises, and put it on the market for sale. No additional action to be taken at this time.
- Rosemary suggests that we ask the Attorney involved in the dog issue to draft new pet rules to be posted on our website. Greg requested a quote before going forward.
- Bill has been working to be reimbursed by the main Eastlake Woodlands Association for the sprinkler damage done by their landscapers.
- The deterioration of the pressure reducer in our well required replacement at a cost of \$600.

Meeting adjourned 7:35 pm.

Submitted by Marion Ruuge-Aronson, Secretary