

East Lake Woodlands Condo IV

Board Meeting 7/24/2025

Zoom

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

- Quorum established with 4 board members in attendance.
- Ellyse Vosselmann, Ameritech property manager in attendance.
- Meeting notice was posted on time by Ellyse.
- Treasurer Report, Bill Morris reported \$35,066.99 in operating funds, \$5636.33 in assessment delinquencies. There is \$18,397.37 left in the assessment account. JD welding has contracted to repair the four carports for \$12,979.92. The remaining balance in the assessment account will be \$11,050.50. Total delinquencies at Attorney are \$9437.
- Motion was made to wave reading of minutes from 7/18/2025 by Greg & second by Dan . All Aye.

Manager's Report

- The website continues to be updated.
- Property walks continue.
- 316 has been sent violation letter for additional person living in the condo/no action to date but is at the attorney for delinquencies of \$2695.
- 214 made partial payment of \$5600. Waiting for an update on the eviction.
- 215 is 90 days delinquent on the assessment, owes \$1270. It is at the Attorney.
- 314 is 90 days Delinquent on the assessment, \$500.
- 304 delinquent on the HOA for \$2497
- Pump was leaking, the fittings were tightened
- Updated rules and regs were posted on the website with the new subleasing line.
- New Florida laws in effect July 1, 2025-a zoom meeting must have a physical location where members can go. If the zoom is interrupted, the meeting becomes invalid. All zoom recordings must be maintained on the website for one year. There may be a cost associated to the association for increased zoom storage. Reserve budget changes from \$10,000 to \$25,000 what is required to be a fully funded reserve. Condos can weigh financial recordings up to a majority of the total number of units not a majority of the units voting. Can be waived every other year. Cost for 2025 was \$2000. All bids for proposed work must be posted before voting on a contract can take place. All bids/contracts/copy of license must be kept on our website.

- Ameritec new policy for contractors. 1 a release of lien is required for all contracts over \$5000.
2 a board member must co sign the check for the contractor. 3 all signatures must be verified.
4 affidavit from contractor accepting payment. 5 all subcontractors under the direction of the contractor must be listed.
- Meeting dates-10/8 budget workshop zoom 11 AM. 10/23 board meeting 7 PM.
11/20-board meeting 7 PM 12/18 board meeting/budget meeting at Ameritec.
1/22/2026- annual meeting at clubhouse.

New Business

- Shared facility meeting with attorney from Greenberg and Nickloff. Greg reported association 3 wants to drop their ownership in the shared recreational properties agreement. They want to retain ownership of their pool. Need to change Attorney as both are-using the same Attorney which is a conflict of interest. Two requirements would need to be met. One condo three must pay all the areas that they owe Condo 2. Second would be compensation to condos two and four for the needed amenities to the clubhouse. The attorney was asked to respond to these requirements. Ellyse will follow up with the attorney.
- Carport repairs are scheduled to begin by building three on August 6 and August 7. Building one on August 11 and 12th. Building two August 16
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Meeting adjourned at 8:04 pm

Submitted by Marion Ruuge-Aronson, Secretary