

## **East Lake Woodlands Condo IV Zoom Board Meeting 10/20/2025**

**Open Meeting:** Pres. Greg Pemberton called meeting to order 11:01am

- Quorum established with all board members in attendance.
- Property Manager, Ellyse Wesselman , AmeriTech, in attendance.
- Meeting notice was posted on time by Ellyse
- Secretary, Marion, no minutes to vote on.
- Treasurer, Bill reported we had \$42,389.93 in operating funds and that our reserves were funded according to budget

### **Manager's Report-Ellyse**

- Report on delinquencies. Unit 215 is at the attorney and owes \$2309. Diane is in the process of sending unit 304 to the attorney and they owe \$2000.
- Furniture was dragged down a staircase in building two scraping the paint on the staircase. Need to look into seeing if anybody witnessed it.
- Pothole on Woodlands Boulevard and Martha Lane was repaired by Management Associates as requested by Ellyse.
- The grass has been repaired where needed.

### **Old Business**

- Dan presented carport painting bids from four vendors.
  1. Avery Painting made a bid for \$13,600.
  2. CCI Construction made a bid for \$11,400.
  3. Fresh Coat Painting made a bid for \$36,883 for the full job or a partial for \$24,400.(no roof.)
  4. MG Project Painting made a bid for \$32,750 for the full job or a partial for \$12,500.(no roof.)
- Bill reported that the work included a full prime on the roof, pressure washing of the entire carport, Painting the roof, top and bottom and column post, patching all holes and surface imperfections.
- Ellyse had recommended CCI as they have an A+ rating. They submitted a very detailed bid, worked with Sherman Williams to spec out the paint and promised at least one English speaking worker.
- Motion was made by Marion to award the carport painting contract project to CCI for a cost of \$11,400. Second by Bill. All in favor Aye.
- Notice to remove the vehicles will be posted 48 hours prior. All visitor parking will be closed. Vehicles must be moved up to the clubhouse or elsewhere as instructed or otherwise will be towed. Association not responsible for any damage.
- Project will be funded by carport reserve \$5357.50 and carport assessment balance of \$6287.45.
- Shared facilities – Beth of Condo 2 has requested that the issue be brought under mediation. Need to speak to Condo 2 board and see what this might entail. Ask what their attorney, Steve Messer suggests.

- Ellyse and Rosemary are still looking for a new attorney that handles shared facilities.
- Dan reported that the pool heater needed to be fixed again this past week and needs additional parts. It still has a warranty for five years parts and labor.

Meeting adjourned 11:50 pm.  
Secretary

Submitted by Marion Ruuge-Aronson,