

## **East Lake Woodlands Condo IV Board Meeting**

**July 23, 2026**

### **Zoom Meeting**

#### **Open Meeting**

1. President Greg Pemberton called meeting to order @ 7:00 pm
2. Quorum established with Board members Bill ,Rosemary and Greg in attendance along with Ellyse Vosselmann, Ameri-Tech manager.
3. Meeting notice posted on time by Ellyse on site and website and email.
4. Motion made to waive reading of 6/25/26 minutes and approve made by Rosemary, second Bill, all aye.
5. Treasurer's Report- Operating funds currently \$32,239.18. Currently on budget for all items except for attorney/ legal fees. One unit has a delinquency of \$7950.
6. Managers Report- Property walks completed, sidewalk repaired in front of building 3, new community board installed building one, all dryer vents cleaned, supporting documentation forwarded to attorney as requested for lawsuit, The Web site continues to be updated. Board budget workshop scheduled 10/22/26 @ 6:00 pm. Request annual budget meeting be scheduled and recommend proxy materials be distributed well in advance. Annual board meeting scheduled Tuesday 12/01/26 at 7:00 pm with regular board meeting to follow.

#### **Old Business**

1. New attorney hire- Discussion on firms reviewed. Bill made a motion to go with Silverman Law, second by Rosemary, passed.
2. Lawsuit update- no new information.
3. Carport Update - GA Nichols inspected repairs to carport and secured facia and panels as needed and did same on building 2 carport for no additional fee.

#### **New Business**

1. None

#### **Open Forum**

1. Bill reviewed invoice from previous attorney, will clarify charges.

Rosemary made a motion to adjourn, second Greg. Meeting adjourned at 7:27 pm

Submitted by Jean Pemberton for Marion Ruuge-Aronson