

East Lake Woodlands Condo IV Board Meeting 2/26/2026 Little Clubhouse and Zoom

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

- Quorum established w 4 board members in attendance, Bill, Dan, Marion and Greg, with Rosemary via Zoom
- , Ameri-tech property manager Ellyse Vosselmann in attendance.
- Meeting notice was posted on time by Ellyse
- Motion to wave the reading and approval of the minutes from 1/22/2026 . Marion made the motion to Approve was seconded by Rosemary. All aye.
- Treasurer's report- as of 2/26 there is \$37,546.15 in operating funds. The reserves are being funded as per the budget. Delinquencies are \$9732.63, most of which is at the Attorney. Diane and Bill are working on getting a better rate for our money market account that has \$170,000 in it. The rates have dropped recently.

Managers Report

- Property walks continue, few violations. Unit 214 screen out of window and on the ground.
- Website continues to be updated.
- Pressure washing under the carports will be held off until the carport by building 1 is repaired.
- Peterson Bernard, our attorney for lawsuit involving condo 3 and shared facilities seeking an extension. This is due to the fact, there was a delay in informing us that we were involved in the lawsuit. A conference call needs to be set up with our attorney.

Old Business

- Eviction status. Awaiting letter from our attorney, Nikki, about eviction status.
- Light inside a pool is still out. The contractor is awaiting the deposit from Condo 2, as per Dan.

New Business

- Damaged carport by building 1. Insurance company just received the claim four days ago. Tony is in charge of the investigation and Sydney is the adjuster. When the check arrives from the insurance company, it will not be deposited. Important to see if contractor, that gave estimate, can find matching panels, if not the whole roof of the carport will have to be changed, at an additional cost to the insurance company.
- Robin Parker Gurley invoice – Ameritech originally said they would pay the invoice from the attorney due to board not being notified that Condo 4 was being sued. Their stance on the matter has changed and they will no longer pay the invoice.

- Sexual predator letter -letter ready to send to owners and residence of condo4. Only change is it will say by order of the board of directors. Any questions will be referred to Ameritech. Only response at this time is that situation is in the hands of the Attorney.
- All Attorney letters must be approved by the board.
- Condo 3 not renewing clubhouse coverage. Bill and Beth, the president of condo.2 have been working with PCS insurance on acquiring the appraisal and getting the property reinsured. There can be only one property policy naming all three associations involved. The cost of the insurance will be divided as usual amongst the three condo associations. The attorney involved will seek a judgment against condo 3 to make them pay their share.
- Clarification of duties and timeliness- as we are now dealing with three separate attorneys on three separate issues, it is necessary that the board be given reports concerning these matters in a timely manner.

Meeting adjourned at 7:52pm

Submitted by Marion Ruuge-Aronson, Secretary