

East Lake Woodlands Condo IV Board Meeting 3/26/2026

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

- Quorum established w all members present.
- Property manager, Ellyse Vosselmann in attendance
- Meeting notice was posted on time by property manager Ellyse, Ameritech.
- Motion made by Greg to waive reading of minutes from 2/26. seconded by Marion,. All aye.

Treasurers Report

- Operating funds \$32,077.35, delinquencies \$10,821.71 reserves are fully funded as per the budget.

Managers report

- Delinquencies in units 215 and 304 are with the Attorney Nikki and they're in the collection process.
- Unit 303 which was put in an eviction process has been put on the market for sale for \$189,000. Attorney waiting on documentation from owner as to her medical conditions. Greg decided to hold off for one month before proceeding to see if the house sells.
- Complaint from unit 214 that unit 213 is feeding the wildlife in the backyard. Ellyse will send a letter requesting them to stop.

New Business

- Pool Drilling company and Charlie Wells Irrigation submitted bids to replace the electrical box for the pump connected to the irrigation well. Decision was made to give the contract to Pool Drilling as they have a quicker response time. Greg made a motion that we contract Poole Drilling to replace, repair and test control box system for the well irrigation pump for a fee of \$1120 . Bill second the motion. All aye.
- Rules and regulation need to be reviewed and updated.

Old Business

- Bill reported that the progressive insurance agent Sydney has approved the payment for the replacement and repair of the carport in front of building 1 that was damaged by a delivery truck insured by them. A bid was submitted by GA Nichols company to replace all the existing roof panels as a match cannot be found. The bid is \$43,862.
- Bill reported that our two fire hydrants passed inspection.
- The insurance Attorney representing us in the shared property lawsuit requested copies of the recreation agreement and Warranty insurance
- Dan said that the light that was out in the pool would be repaired this week.

Meeting adjourned at 7:43pm

Submitted by Marion Ruuge-Aronson, Secretary

