East Lake Woodlands Condo IV
Board Meeting 9/24/2026
Clubhouse/Zoom

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

- Quorum established w 4 members present.
- Property manager, Ellyse Vosselmann in attendance
- Meeting notice was posted on time by property manager Ellyse, Ameritech.
- Motion made by Gregg to waive reading of minutes from 7 /23/26. seconded by Bill,. All aye.

Treasurers Report

- Operating funds as of 9/23 $26,369.62, delinquencies $9,000.80, reserves are fully funded as per the budget.

Managers Report

- Financial collections- 304 is still awaiting foreclosure. Attorney reports the mortgage company has a lender closure proceeding on the same timeline as ours and is competing with us. If the lender completes its foreclosure before the association and acquires the title to the property, it may be entitled to safe harbor protection, potentially limiting the associations recovery to the lesser of 1% of the original mortgage debt or 12 months of assessments. It would be in the best interest of the association to finalize foreclosure first and seek a third-party purchaser st auction.
- Property walks continue.
- Website continues to be updated.
- Bulletin boards will be replaced by AWO as they are not Tight and lock does not function,
- Tree has been removed for Eastlake Woodlands condo seven.
- Quote for sealing pavements have been received.
- Pressure wash will cause pain to come up between building two top landing and building three bottom landing 309-315.
- Gutters have been cleaned.
- Alarm has been tested
- Lease received for new tenant of unit 209. Marion will call the attendant and set up an interview at the little clubhouse over the weekend.

New Business

- Bill led a discussion of the 3 bids on the seal coating project and on the pressure washing.
- Bill made a motion to give AWO the Contract to pressure wash the walkways, stairwells, carports and curbs for sum of $4700. Dan second the motion. All. Aye.
- Bill made a motion to give Integrity Pavement services,the contract to clean; repair, and apply Quality Sealcoat to the entire parking space area and the entire roadway area including Painting, striping and numbering according to the existing layout of the visitor and parking areas for the sum of $11,000. Gregg second the motion. All aye.
- Bill discussed the need for sod repair in front of buildings two and three. Also the replacement of a tree that was removed by the roadway near building three. John of Precise Lawn Care gave a quote of $1057.25. The funds would be taken from deferred maintenance.
- Greg made a motion to approve the landscaping work. Bill second the motion. All. Aye
- Bill will work on scheduling the three projects so things run smoothly. Unit owners to be notified.
- Ameritec management will announce classes required for board members to update their status.
- Ellyse will notify board of the zoom link for the three Association litigation meeting scheduled for October 14 at 10 AM.

Meeting adjourned at 7:56pm Submitted by Marion Ruuge-Aronson, Secretary