

**East Lake Woodlands Condo IV Board Meeting**  
**Sept 26,2024**  
**Zoom Meeting**

**Open Meeting**

1. Pres. Greg Pemberton called meeting to order @ 7:01 pm
2. Quorum established with Board members Dan,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.
4. Motion made to waive reading of minutes and approve made by Rosemary , second Dan, all aye.
5. Treasurers Report- reserves are fully funded.
6. Managers Report- Delinquent dues \$5000, unit 214>60 days motion made by Greg, seconded Bill approved to proceed to lien process. Ellyse to call to offer clarification in payment process. Alligator signs will be placed within week, meeting with attorney re shared expenses club house occurred as scheduled 9/4/24. Website continues to be updated, BOD to provide copy of driver's license and education certificate, fire hydrant repaired, bat issue addressed.

**Old Business**

1. BOD educational opportunities- information being shared as available.
2. Nuisance Dog issue- 38 resident complaint calls logged as well as 2 letters . Attorney received response from dog owner.
3. Roof Leaks- Repairs completed.
4. Dryer screens- Code requires screen removed and flaps on all vents. Several bids requested to inspect, clean and bring to code. Affordable work Orders had best price. Motion by Greg to approve up to \$2500 to complete job, second Dan approved.
5. Emergency Lighting- Bill made a motion to spend up to \$1800.00 to have non working emergency and flood lights replaced. Second Greg approved.

**New Business**

1. Club house painting- Condo II and III have agreed to paint project. Shared cost for IV is \$688.00. Greg made a motion to approve seconded by Dan, approved.
2. Pool Hedges- trim work completed under existing contract.
3. Tree trimming- 6 trees identified as possible risk for property damage to be removed, others to be trimmed to prevent issues. Multiple bids reviewed. Motion made to approve Bay to Bay Tree service to complete work for \$10,750 by Bill second Greg, approved.

Meeting adjourned at 8:07     Submitted by Jean Pemberton