

East Lake Woodlands Condo IV Board Meeting 4/25/2024

Open Meeting: Pres. Greg Pemberton called meeting to order 7:06 pm

- Quorum established with 4 board members in attendance, Greg, Dan, Bill and Marion via Zoom
- Ellyse Vosslemann, Ameri-Tech manager in attendance.
- Meeting notice was posted on time by Ellyse.
- March 28, 2024 minutes approved. Reading of minutes was waved. Motion made by Bill to approve, seconded by Greg. All Aye.
- Treasurer report- Bill reported \$23,513.23 in operating funds and \$4,631.94 in delinquency. Reserves are fully funded.

Manager Report

- Property Manager walk around scheduled for next week.
- Delinquencies report-Three units are at the attorney. Motion made to put a lien on unit 214 if not paid within the 90 day filing period. Unit 304 will go into foreclosure on 6/14.
- Unit 115 outdoor light has been replaced and the owner has been billed.
- Piece of metal near dumpster needs removal, AWO to do the work.
- Hole under foundation behind unit 117 needs filling, AWO to do the work.
- Renters of unit 202 using unattended charcoal grill on side of building under the trees and dumped coals under stairwell.. Motion made to send notice to owner and renter specifying proper grill usage and disposal of coal.

Old Business

- The sidewalk on Mary Drive is a tripping hazard, J Nichols has bid \$500 to correct the problem. The cost will be shared with Condo 7. Bill made a motion to approve the work, Marion seconded, All Aye.
- Landscaping- Project completed. Irrigation will be three times a week.
- Roof Ventilation- Bill received a bid from J Nichols to tear out and replace the soffit vents for \$19,650. Scott from the Attorney's office reported there was nothing in the Roof Contract to install roof vents or to cover litigation. State Law, under certain circumstances, states that for every dollar spent on a new roof, FL will reimburse Condo Assoc.. Bill will seek price of roof litigation from Construction Attorney, Bobby Jones. Roofer Green Minority has changed names and Innovative Roofing is no longer in operation.
- Dan reported that the pool heater has been installed and paid for. The clubhouse bathrooms have been completed but not invoiced yet.
- Clubhouse Insurance-Bill reviewed the policy Condo 3 has HILB. We have made 5 requests for an invoice from Proactive Management for our share of the pools coverage but as of this date have not received one. Diana, Ameri-Tech, has a record of these requests.

- Pressure wash sidewalks, walkways, railings and pathways. Bill made a motion to hire AWO to do the pressure washing at a cost of \$850. Marion seconded. All aye.

New Business

- Clubhouse Proposal-Condo 2 has created a hazard by excavating the ground by the clubhouse pathway to create drainage in the area. The sand under the sidewalk has eroded. Bill has rejected the drainage need proposal by Condo 2 and has drafted a letter to them. Ellyse will send the certified letter to Proactive Management for Condo 2 and an email to the board members.
- Sidewalks around clubhouse need grinding down of raised edges. Total cost \$1920.
- Bill reviewed all our insurance policies. We are in need of a legal defense fund added at the cost of \$650 a year. The matter was tabled for the time being.

Meeting adjourned at 8:28pm

Submitted by Marion Ruuge-Aronson, Secretary