

East Lake Woodlands Condo IV Zoom Board Meeting 06/26/2025

Open Meeting: Pres.Greg Pemberton called meeting to order 7:05pm

- Quorum established with all board members in attendance.
- Property Manager, Janice Sofia , Ameri-Tech, in attendance.
- Meeting notice was posted on time by Ellyse
- 5/22/2025 minutes sent to board. Motion to approve made by Greg, seconded by Rosemary . All-aye.
- Treasurer Bill Morrison, May 31 report, reserves \$34,648.95 in operating reserves. Delinquencies \$10,346. sent for collection.

Manager's Report: Janice

- 214 attorney sent rent demand, violations 113 additional person in unit, 316 no application for roommate.
- Property walk around continues.
- Website continues to be updated.
- Fire extinguisher in building 1, inspected and replaced.
- Ellyse working on update of rules and regulations.
- No outstanding bids or contractOld Business
- Carport repairs delayed. Patio creation scheduled to do the work when they constructed the replacement carport by building 1. Due to unexpected issues removing the old carport, the replacement took longer than scheduled. Hurricane season is upon us. Dan contacting new welding companies and seeking bids. Ellyse will be contacted for further resources on welders. New quotes to be based on bolting the Post to a plate in the concrete rather than digging up the old post. Condo 2 used G&E to repair carports.
- Bill will contact the insurance company about having the new carport by building 1 insured.
- Importance of all storm drains being open to absorb excess water during hurricane deadon

New Business

- Unit 314 sent letter for excessive dog behavior.
- Unit 117 sent letter regarding removal of religious items in the area outside their unit.
- Attorney Nicoloff requesting meeting to discuss common ownership of clubhouse.
- Clubhouse -invoices for carpet cleaning not properly billed. Pool pump broke and needed to be replaced.
- Clubhouse insurance is included in condo 3 comprehensive policy, not separately billed. As a result of this, upon our request, they have not billed us for our share.
- Unit 214 eviction being handled by attorney.
- Unit 313 requested permission to rent, even though she has had the property she inherited in her name less than a year. Request made due to financial difficulties. Greg proposed we grant permission, if she has fully paid her assessment. Seconded by Rosemary. All Aye.
- New Florida statute regarding zoom meetings. A recording of the meeting must be posted on our website for one year.

Meeting adjourned 7:50 pm.

Submitted by Marion Ruuge-Aronson, .Secretary