

East Lake Woodlands Condo IV Budget Meeting 2/27/2025

Open Meeting: Pres. Greg Pemberton, called meeting to order 7:03pm

- Quorum established with all board members in attendance.
- Ellyse Vosselmann, Ameritech property manager in attendance.
- Meeting notice was posted on time by Ellyse.
- Treasurer Report, Bill Morris reported \$37,997.47 in operating funds, \$6582 in delinquencies.
- Motion was made to wave reading of minutes from 1/23/2025 by Greg & second by Rosemary. All Aye.

Manager's Report

- The website continues to be updated.
- The wind mitigation report is due again in 2025.
- Unit 214 has failed to supply an application for their renters and reported the unit is being sublet. Attorney needs to give us an update. Occupants of the unit need to be evicted.
- The number 2 sign on building two needs to be repaired.

New Business

- Insurance to be looked into after new carport is completed and existing carports are repaired.
- Motion was made to prohibit E bikes in the units by Greg and second by Rosemary. All Aye. A notice of this rule is to be added to the website and to our rules and regulations.
- Bike racks that will hold 18 bikes will be installed in March.
- Two no parking signs needed to put on the grass near the pond. Landscaping workshop needs to reimburse us for the damage they did to our sprinkler system due to their trucks on our property.
- Specialized pest control needs to install new rat traps due to deterioration.
- Painting of new carport post is to be done by members of the association.
- Update on meeting with Condo associations 2,3,4. Association 2 has given association 3 a deadline of March 1 to pay for their share of the recreation building maintenance cost. If not, they will pursue a lawsuit against 3 that include us. If this be the case, we need to have our attorney dismiss us out.

Old Business

- Carport repair proposal by Crowell. Aluminum company was discussed. Questions on how to fasten the roof to the new beams ensued. Contractor needs to come back and clarify the work he proposes. The price is not to exceed \$14,976.
- Letters to be sent, with copies of our bylaws, to units 316 & 208 in reference to their unapproved renters.
- Rosemary reported that the resolution of the dog annoyance issue in unit 117 is in progress.

Meeting adjourned at 8:09pm

Submitted by Marion Ruuge-Aronson, Secretary