

East Lake Woodlands Condo VII

*Approved
1/14/16*

01/14/2016

6:30

ELW Country Club

Meeting called by: Elaine Hewitt

Type of meeting: Board Meeting

Facilitator: Phil Colettis

Note takers: Jeanne Arca, Elaine Hewitt

Timekeeper:

Attendees: Phil Colettis, Elaine Hewitt, Don Holzhammer,, Pat Martin, Jeanne Arca

Meeting Minutes

Agenda item: Open meeting, establish quorum

Presenter: Elaine Hewitt

Discussion:

Quorum of the board in attendance, Meeting opened at 6:34pm. (Four board members attending)

Eight owners present

Resident Discussion:

108 Mary owners complained of mold smell from unit 109 and the residents of 109 are leaving cigarette butts in the stairway. A letter is to be sent to 109. Phil will issue the letter

Agenda item: Review Minutes – 11/12/2015

Presenter: Elaine Hewitt

Discussion: – Pat M – motion to accept, Don H second

Minutes accepted

Agenda item: Legal Update

Presenter: Phil Colettis

Discussion:

106 Woodlands, foreclosure hearing was held, association to recoup fees and attorney fees

209 Mary, making payments per stipulation

Conclusions:

No action required 106 Woodlands or 209 Mary

Agenda item: Old Business-Drainage/Documents/Board Members **Presenter:** Board

Discussion:

Drainage – nothing new – did not meet with contractor yet

Documents revised – will need 75% of owners to accept amendment – if passes 51% of owners will be needed to pass future changes. Mail out to be sent out by 2/10/2016.

To increase the number of board member, a vote by 75% of the owners would be needed.

Pool repairs to be completed the first week of February

Stair repairs, price submitted, very high, request additional bids

Shots fired at the dumpster fence by building six, no one would come forward to talk to police

Surveillance cameras cannot be installed with approval of 75% of owners

102 Mary – entering the pool after hours, 108 Woodlands feeding squirrels

Conclusions: contractor to check condition of current drains

Action items	Person responsible	Deadline
✓ Contractor to be scheduled to check drains	Phil Colettis	Next meeting
✓ Additional bids for stair repairs	Phil Colettis	Next meeting
✓ Annual meeting packet to be mailed, amendment included	Phil Colettis	2/10/2016
✓ Letters to be issued to 102 Mary and 108 Woodlands	Phil Colettis	Next meeting

Agenda Item: Committee Updates

Presenters: Helene Holzhammer & Roberta Mabry

Discussion:

Beautification committee did some additional planting in December - \$150 spent

Communication – working on list of owners and will prepare interview packets

Adjourn meeting: 8:00 pm – Elaine H motion, Pat M second

Other Information

Residents attending:

William Castro, 117 Camille

Helene Holzhammer, 204 Mary

Dave Mabry, 118 Camille

Roberta Mabry, 118 Camille

Moira Pezzino, 108 Mary

Anthony Pezzino, 108 Mary

Art Bruschetti, 128 Camille