

East Lake Woodlands Condo VII Association

Board of Directors Meeting Minutes

Date 5/12/2016

Establish a Quorum of the Board 19:05

Resident Discussion 7:00 to 7:20 pm

Review/accept the minutes of the prior meeting

Unanimous acceptance of prior meeting minutes

Resignation of Board Member on 5/05/16 – Alberto Iantorno

Appointment of new Board member – Tony Pezzino

Motion by Carol and second by Don

Review Association financials

The Financials were not received prior to this meeting. Residents can expect an email to follow.

Association Legal Update - 131 Camille notice of lean

Paperwork has been sent out for the balance to be paid. Awaiting for 30 day expiration on the lien until it will be taken over by the Association then a decision will be made how to proceed with the unit.

Old Business:

Flat Roof replacement/repair/funding Board/Phil Colettis/Keith Innovation Roofing

Roofing bids were further explained. Comparison of the 12 year warranty vs 20 year warranty. Keith will look further into the recent calls for roof damage. He also discussed performing another inspection in order to give us a better recommendation for the project.

Phil presented financials to the board for review regarding the budget for increased funding to the roofing reserves. He advised waiting through the summer to see which roofs are the worst and therefore which buildings may be done sooner.

A future workshop will be setup to further discuss the roofs.

Mulch Estimate

Greg will get an estimate based on removing the old rubber mulch vs putting the new over the old.

Drain Extensions status

There are a few drain extensions left to be done particularly in the rear of building five.

New Business:

Don H. and Carol have made a recommendation to have a reserve study performed. A professional company will look at our reserves and tell us where we should be based on current replacement costs. Unanimous motion made to have the study done.

Corporate Resolution regarding age restriction

Due to the fair housing act we asked the attorney to write a document saying children under the age of 16 years of age are allowed to stay with in the units. Unanimously agreed to by the board.

Missing railings building 1 and 3

The railings on the ends of the building need to be done. Greg is going to get an estimate on the job and also see if the existing rails are up to code.

Storm Damage report

We had \$1440 in work done to trim trees and remove damaged trees. The \$150 to replace the flag pole. \$385 To fix the carports. Unanimous to have carports fixed. LaRose will be asked to give recommendation on replacing the trees.

Communication Committee Report

Continuing the the updating of the resident list.

Compliance Committee Report

No report from Liela.

Beautification Committee report

Greg will ask LaRose to give us a bid for bushes behind building 5.

Adjournment 8:36 P.M.