

East Lake Woodlands Condominium VII Association, Inc.  
Annual Members Meeting  
Little Eastlake Woodlands Clubhouse  
Thursday, January 12, 2017, 2015 at 6:30 p.m.

Annual Meeting:

Meeting called to order at 6:30 p.m. 3 Board Members present, Don Holzhammer, Donald Stone and Anthony Pezzino. Quorum Established. Greg Anderson, LCAM, representing Ameri-Tech Community Management. Meeting Minutes will be transcribed by Nikki Rushka, Staff Accountant, Ameri-Tech Community Management.

Don H. asked that Greg Anderson be the Chairperson of the Meeting.

**Certifying of Proxies and establish Quorum:** 51% (46) is required to hold the Annual Meeting. There were only 19 Proxies, in person or by mail, so there was no Quorum. Annual Meeting thus could not be held. No Board of Directors discussion at this time.

Proof of Notice established.

All Candidates have read and have agreed to abide by the Association Documents.

There were (3) Notice of Intents received thus the (3) members will remain the BOD for 2017. Don H. stated that during the BOD Meeting following a new member would be appointed, as her Intent didn't make it in before the deadline.

Unfinished Business to be covered in the BOD Meeting directly following the adjournment of the Annual Meeting.

Don H. asked for a Motion to adjourn the Annual Meeting. Tony P. Motioned to adjourn at 6:36, Don S. 2<sup>nd</sup>. All in Favor.

**Board Organizational Meeting:**

Meeting called to order at 6:38 p.m.

Greg asked for a Motion for the positions to be held for the 2017 BOD.

Don Stone Motioned to nominate Don Holzhammer as President, Tony Pezzino 2<sup>nd</sup>. Position accepted.

Don Holzhammer Motioned to nominate Don Stone as Vice President, Tony Pezzino 2<sup>nd</sup>. Position accepted.

Don Holzhammer Motioned to nominate Tony Pezzino as Treasurer, Don Stone 2<sup>nd</sup>.  
Position accepted.  
Organization Meeting adjourned at 6:40 p.m.

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BOD Meeting  
Little Eastlake Woodlands Clubhouse  
Thursday, January 12, 2017, 2015 at 6:30 p.m.

Don H. Called the BOD Meeting to order at 6:41 p.m. 3 Board Members present, Don Holzhammer, Donald Stone and Anthony Pezzino. Quorum Established. Greg Anderson, LCAM, representing Ameri-Tech Community Management. Meeting Minutes will be transcribed by Nikki Rushka, Staff Accountant, Ameri-Tech Community Management.

**Open Forum:** Don H. opened the Floor to the Members present.

- Maureen from #103 stated that there are still problems with the sprinklers hitting the A/C condenser units and stated that the units are showing signs of rust. The sprinklers are hitting the buildings also and not hitting the bushes and grass as they should. There was also discussion as to the noise of the sprinklers hitting the A/C unit at #109, the timers have been reset so they don't. Don Stone stated he has taken care of the problem. The Landscapers have been notified of the problem and Greg will be calling them after the meeting to make sure the problem is taken care of.
- Greg Smith stated that there is a problem of the smell of cigarette smoke coming into his unit from the unit below him through the vents and exhaust fans. He has tried to remedy the situation by resealing and redirecting the intakes but still has residual smell in some areas. There was lengthy discussion as to things that could help remedy this.
- There was discussion as to the damage that occurred because of flooding due to the poor drainage. Don H said that this will be discussed directly later in the Meeting according to the Agenda.

Don asked for a Motion to accept the Minutes from the last BOD/Budget Meeting from December 8th, 2016. Tony P. motioned to accept the Minutes as written, Don S. 2<sup>nd</sup>. All in Favor.

Don H. explained that there was interest by Kerri Ann Crotty to be a Member of the BOD as he explained in the previous meeting. Don H. asked that she be appointed as a new member to the 2017 BOD, All in Favor. Kerri Ann Crotty accepted the appointment and joined the BOD at the table. Don H. asked if there was anyone else that had an interest in joining? Gregory Smith asked what the position entailed, as he

travels for his job. Don H. explained that most business was conducted via email and attending Meetings was part of the position, Greg said he was interested and joined the Members of the Board at the front of the Room. There was discussion as to a Secretary on the BOD, Susan Knight spoke up and asked about the duties that it entailed, Greg explained. Susan Knight accepted and also joined the BOD at the front of the room. The 2017 BOD now consists of 6 Members. Gregory Smith will hold the position of Director and Susan Knight will hold the position of Secretary. Don H. asked for a Motion to accept the new members to the BOD. Tony Pezzino Motioned to accept the appointments as stated, Kerri Ann Crotty 2<sup>nd</sup>. All in Favor.

Don H. explained the Loan that the BOD would like to secure at BB&T and how it would be paid back so that the Roofs and Drainage Problem can be taken care of at one time.

Don H. asked for a Motion to Approve the terms of the Loan from BB&T for \$315K at 4.75% for 60 Months to replace the roofs and repair drainage problems on site. The Loan will be paid back from the Monthly Reserve Transfer that was approved in the 2017 Budget Meeting, this will be from the Roofing Reserve as well as Deferred Maintenance. Innovative Roofing will be doing the Roofs for \$264,500 with a 25% down payment from Reserves.

All 6 buildings will be done and the work will start in February if Loan is approved. The bids for the drainage problem will be in by next week, the drainage will be done with natural sloping of the land, as this saves money in maintenance of installing intricate drains etc. \$2500 was paid to an Engineer to do the specs for the bids. This will keep the water away from the buildings. The Pine Trees will be removed and replaced with better alternatives and they will be set farther back than the current ones. Buildings 4, 5 and 6 must have more drains and sump pumps installed for extra protection.

Motioned made by Don Stone and 2<sup>nd</sup> by Tony P. All in Favor to accept the terms of the Loan from BB&T. \$315 K with 4.75% interest to be repaid in 60 Months. Motion to accept for repayment from the structured transfers Monthly from the Roofing and Deferred Maintenance Reserves. Don S. Motioned to accept the repayment terms, Kerri 2<sup>nd</sup>. All in Favor.

Buildings 4,5 and 6 will have their Roofs replaced 1<sup>st</sup> and then 1, 2 and 3.

The next BOD Meeting is scheduled for February 9<sup>th</sup>. Don H. asked for a show of hands of Members that would be willing to go the Country Club for the Meetings as he is a Member thus the room would be free opposed to the \$100 that is required to rent the small ELW Clubhouse. All were in Favor so the Meeting will be held at the ELW Country Club if available for February 9<sup>th</sup>, 2017.

Meeting Adjourned at 7:15 p.m.