

**EAST LAKE WOODLANDS CONDO VII**  
**BOARD OF DIRECTORS BUDGET WORKSHOP**

**NOTICE** is hereby given that the Board of Directors is holding a meeting at the following DATE, TIME and LOCATION:

- **DATE / TIME:**           **October 4, 2018     6:00 PM**
  
- **LOCATION:**               **Ameri-Tech Office**  
                                  **24701 US Hgwy 19 N, Clearwater, FL**
  
- **AGENDA**

1. Call to Order
2. Open Discussion of 2019 Budget Line-by-Line
3. Board Approval of Proposed Budget
4. Schedule Budget Meeting
5. Adjournment

**ALL OWNERS ARE WELCOME TO ATTEND**

**Condo Association VII**  
**2019 Budget Workshop**

**Date:** October 4, 2018  
**Location:** AmeriTech  
24701 US Hgwy 19 N  
Clearwater, FL 33763

**Attendees:**

Don Holzhammer, President - present  
Don Stone, VP - absent  
Alberto Iantorno, Treasurer - absent  
Kerri Crotty, Director - absent  
Susan Knight, Secretary – present via phone  
Greg Anderson/Phil Colettis, AmeriTech - present

Quorum was not determined

- The meeting continued with ‘proposed’ items and input from AmeriTech personnel regarding guidance on financial suggestions.
  
- Attendees tentatively agreed to propose a special assessment in 2019 for future fire panel systems for remaining buildings ... Bldgs 1,2,3,4, and 6. The assessment is to include cost of the replacement trees. The cost of 37 trees is approximately \$270/each. Assessment proposal of \$25,000 and shall be earmarked for the trees and fire systems.
- Proxy will be mailed to each unit owner for agreement to partially fund reserves for 2019 budget. Approval will require half of all Proxies received.
- The fire panel system installed in Building 5 cost was \$12,553, the installer was Piper Fire Co. The total cost for the Fire Watch event for Bldg 5 totaled \$28,278 (to include system, inspection and manual fire watch). The plan is to install 2 systems in 2019, 2 in 2020 and 1 in 2021.
- Attendees proposed a potential ~\$5.00 increase to HOA fees (currently \$391.20 & \$410.42).
- Discussed how the Association can look into cost cutting efforts. Susan K asked about the increase in the flood insurance cost for 2019 and can the Association go out for bids from other insurance companies. The response from Greg A./Phil C. was that we use an agent/broker who shops around for best insurance prices on our behalf. Susan also asked about the ‘storage’ costs were. Advised that there are ~18 document boxes are stored at Stevens & Stevens in Clearwater that contain the Condo documents. It was agreed that we look into reducing the number of boxes in storage, i.e. consolidate boxes, scan and store electronically or sort and destroy out-dated documents.

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**Budget Adoption Meeting scheduled for November 8, 2018 at Condo VII poolside at 11:00 am.**

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## Budget Mtg\_10/4

Yahoo/Sent

- **Susan Knight** <susan.1053@yahoo.com>
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**To:**Pres. Don Holzhammer

**Cc:**Greg Anderson,Sec. Kerri Ann Crotty,Alberto Iantorno,Vice Pres. Donald Stone

Oct 4 at 1:44 PM

Don,

I won't be able to make it to Ameritech office tonight, but I will list my concerns here.

Budget:

5010 - Office Exp - What makes up this account ? Is this above the cost we pay to Ameritech management functions ? \$367 is a lot per month for 'office expense'.

5040 - Storage - What do we store ? Where is the storage kept ? This, too, increased for 2019. Is there anything we can do to bring this down?

5300/5310 - I Who is our carrier ? Is the policy up for renewal soon ? I think we need to get quotes from other insurance companies to see what we can save.

7002 - what is the reason for the big jump on this cost ?

7004 - I understand the contract with Country Recycling is a 3 yr contract and yr 2 does not increase. Why the increase in 2019?

Question:

Recently Greg asked for a ~\$3000 credit/refund to Country Recycling due to overbilling. If this is directly related to the current contract, which is \$650/month, why/how was Ameritech paying \$818/month per the general ledger for this account ? Who authorizes the check to be written ? This went on for 21 months !! What is the corrective action so this doesn't happen again for our other payments ?

The proposed Budget has the HOA fees increasing by \$22/\$23 per month. I think this is a big increase, what can we do to cut costs ?

If Greg's office has a call-in number I should be able to call in a little after 6. Please advise.

thanks,

Susan

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