

ELW Condo 7 Board of Directors Meeting Minutes

February 20, 2023

Call to Order: The ELW VII Board of Directors meeting was call to order by Al Kaan on Monday February 20, 2023 @ 7:06pm @ Ameritech Offices and via Zoom.

Board Members in Attendance:

Al Kaan: Zoom

Elaine Hewitt: Zoom

Mary Stone: Ameritech Office

Chris Capezio: Zoom

Jay Hurley: Ameritech Office

All Board Members were present.

Quorum-Yes

Proof of Meeting: Posted greater than 48 hrs ago.

Introduction: Lorenzo Berry - Ameritech Manager for ELW VII.

Discussions:

1. Pool Fence Repair
2. Carport repairs-131/132 Camille, 111/112 Woodlands Ct.
3. Window Sill Repairs
4. Railing Repairs

5. Painting the Buildings

6. Pool Deck Repair

It was discussed bids would be obtained for painting the buildings. These bids will also include the carport repairs, windowsill repairs, and railing repairs since these items are integral to the painting of the buildings.

Separate bids would be obtained for the pool fence repair and pool deck repair.

Wind mitigation - signed and completed. Waiting for paperwork to be processed and returned to us.

Website is being updated and should be operational sometime in April 2023.

Pipe repair behind building #2/4 is complete.

Grass in front of bldg #6- monitored and will be checked again on March 7, 2023
“walk around” Dead trees behind bldg 4 removed.

Open Forum: Owner discussed-Building #3- concern over crack in ceiling of front outside 2nd floor walkway. Noted by manager and will be checked.

Adjournment: A motion was made by Elaine Hewitt to adjourn the meeting. Seconded by Mary Stone. Motion carried. Meeting adjourned at 7:55 PM.

Reconvened Annual Budget Meeting

February 20,2023

Call to Order: Al Kaan called to order on February 20, 2023 at 7:04pm the reconvene of the recessed Annual Budget Meeting from January 16, 2023.

Board members present:

Al Kaan-Zoom

Elaine Hewitt- Zoom

Mary Stone - Ameritech office

Chris Capezio- Zoom

Jay Hurley- Ameritech office

All board members were present.

A quorum of ownership was reached (47 proxies) voting to waive the requirement for a Reviewed Financial Statement for 2022.

Adjournment: A motion made by Mary Stone to adjourn the meeting. Seconded by Elaine Hewitt At 7:06pm