

**EWS4 Board of Directors Meeting**

**October 14, 2022**

Approved  
2/1/23

The meeting was called to order at 7:06 pm via zoom and at Ameritech Mgmt office, 24701 US Hwy 19 N. Clearwater, FL. 37762.

- Quorum established: Duane Busa, David Marks & Laura Bodnar present
- Several Owners present

Ameritech Property Manager Beverly Neubecker present

Anthony LoSciavo with Great Florida Insurance was in attendance via zoom.

- verified meeting posting in accordance to association posting requirements

**New Business**

Duane Busa explains the changes to insurance over the past year and the anticipated increase. Duane stated the renewal amount is \$109,370.83. Anthony described the situation in more detail and advised how the markets are shopped for better rates.

An owner asked if there was a group discount for homeowners insurance. Anthony stated that it is contingent upon each individual owner's situation.

Duane moved to accept the insurance proposal for \$109,370.83, seconded by Laura Bodnar, all in favor, carried.

Tree removal at 3004 was discussed. Permitting is required for removal. The Board directed Management to fill out the form and get a proposal from Larouse Landscaping.

1837 Bough music blaring from Mercedes; Board directed Management to send a letter.

1865 Bough B & C letters sent regarding guests.

David to create a committee to patch potholes for next meeting.

Jim to fix fence between building & pool that stops at reclaimed water valve.

Larouse will pressure test valve on reclaimed water for small leak.

**Adjourn meeting**

Duane motioned to adjourn meeting at 8:06pm, Laura 2nd, all in favor

Approved

**EWS4 Budget Reconvene of December 1, 2022 Meeting and  
Board of Directors Meeting following**

Date: **December 12, 2022**

Time **5:00 pm**

Location: Ameritech Management Office- 24701 US Hwy 19 N. Clwtr, FL 37762.

Laura Bodnar & Duane Busa in person, David Marks via phone conference.

- Meeting called to order by Laura Bodnar at 5:00 p.m.
- Quorum established

Ameritech Property Manager Beverly Neubecker present

No owners present in person this meeting.

Verified meeting posting in accordance to association posting requirements

A quorum of membership was established via proxy & in person (Dec 1, 2022) via reconvening of the meeting.

The association voted to waive financial reporting & roll over excess funds via 36 members in person & by proxy.

Adjourn meeting

Duane motioned to adjourn meeting at 5:07pm, Laura 2nd, all in favor.

**Board of Directors Meeting**

**December 12, 2022 immediately following Budget Reconvene**

The meeting was called to order by Laura Bodnar at 5:08 pm.

The roof replacement approval for 3000 Bough Ave was discussed. Duane moved to accept Bayside Roofing to replace the roof, seconded by Laura. Discussion ensued, David Marks stated three quotes should be obtained and only two were. Duane revised his motion to obtain a third estimate and to approve the roof replacement up to \$19,252, seconded by Laura, David voted No.

Tree removal quotes were discussed for tree at 3004 Bough, after much discussion, the decision was tabled to another time.

Adjournment:

Duane moved to adjourn the meeting, seconded by Laura, meeting adjourned at 5:19 p.m.