

Eastwood Shores 4 Association, Inc.

Organizational and Board of Directors Meeting Minutes

November 7, 2017

Call to Order:

The Organization Meeting was called to order by Vice President, Andy Bemish at 6:31pm EST at Ameritech Management 24701 US 19 North, Suite 102, Clearwater, FL 34677.

A Quorum was established and Bob Kelly had posted notice 11/6/17 at 11:30am on the billboard.

Board Members Present:

President, Anthony Charabieh (via teleconference),

Vice President, Andy Bemish (via teleconference),

Treasurer, Duane Busa,

Absent: Julie Hayden, Secretary and Peter Harding, Director

Old Business;

Garage Doors Update;

Bob Kelly(BK) stated the last week of Nov.-first wk of DEC. construction will begin. BK mailed a letter to owners on 11/8/17 informing them of the schedule. BK will check with the Electrician, Bledi, if all units had the same electrical work done and if any money is owed back to the Association.

1845 Oak Tree;

tree and stump removed late October. Quote from Jimmy for sod to cover the area. The quote also provided for new bushes behind 1849A totaling, \$300.00-invoice number 117592. Question arose about irrigation in both areas and BK will follow up with Jimmy for that.

DB made motion to approve, Anthony Charabieh(AC) seconded.

BK stated that three plants at 1853 will be removed this week.

Fence Repair:

Contractors will be at Mrs. Dilly's fence December 18 & 19 2017 to replace. Mrs. Dilly has been informed per BK

Violation and courtesy Letters;

04B cat and dog letter BK will check what letters have been sent to occupant and follow up with fining committee setup.

04B-BK to send letter to clean up clutter in patio space. Items to be moved into garage and suggestions of what could be placed in that area.

43B-Violation letter to be sent for non-removal of sandbags.

57A&B violation letters for non-removal of sandbags.

43B&59D Violation for exterior non-conformance re; AC. The owners should bare responsibility of pursuing this in a timely matter not BK.

Enforcing Parking Rules;

The thought put forward that owners/tenants should participate in the responsibility however enforcement is the question. BK will check with other Associations how this is being managed.

DB will walk the community to see what is posted in our local associations. Discussion was held regarding new signs and verbiage on the parking signs for Guests how to register their car. DB made the motion to approve, AC seconded.

Occupancy Issues;

Discussion relating to the attorney letters and how best to handle these situations

Evercondo Management Software;

All attendees agree the concept is excellent! However right now BK related costs involved and it is higher than expected. Ameritech's IT person is seeking perhaps to incorporate the concept into several Associations to encourage lower pricing. More discussion is needed before implementation.

Open Discussion;

DB brought up the Wind mitigation on the website. More units have been added however most of the inspections were done more than five years ago and need to be updated. BK will get a quote

Andy Bemish(AB) brought up about 04D in the 90 day past due on the financial report. BK will follow thru to avoid any future surprises.

Meeting adjourned 7:39 PM DB motioned AC seconded.