

Eastwood Shores 4 Association, Inc.  
Meeting of the Board  
September 08, 2018

Call to Order: The meeting was convened and called to order by President of the Board, James Loeffler on Saturday, September 8, 2018 at 8:02 a.m. at the Eastwood Shores #4 Pool deck.

Attending the meeting: President James Loeffler, Vice president Laura Bodnar, Secretary Nobo Perez, Director David Marks, Treasurer Len Shustack was absent.

The request was made that Bob Kelly, association property manager, chair the meeting.

Quorum and Notice Verified and Minutes: A quorum was established and proper notice verified. The minutes from the last meeting was unanimously approved and adopted.

New Business:

1. Bills explanations

Some questions are asked to the president about billings and he gives an explanation about billings.

An owner asks to equalize the water bill and Bob Kelly explains how this bill works.

President talks about the insurance payments and how to make them equals for 11 months. He explains why investigation on other insurances resulted in a too risky decision.

2. Voting

Insurance: voting for put the 10% down payment. All present members of the board agreed.

Insurance reimbursement: Voting to be put back into the reserve. All present members of the board agreed.

3. Discussion about budgets and garage doors.

An owner asks why the money was taken from the reserve. An explanation is given about the discussion taken on the board meetings and how no owner showed until was too late and the decision has to be made.

4. Suspending amenities to 2 homeowners

The board discusses to suspend the amenities to two homeowners because of failing to pay the HOC fees.

1849 D: \$1332.66

3004 B: \$2047.24

Also, is said that the association doesn't have authority to occupancy.

5. Cars towed

The board of the association can call to get a car towed only in the car owner has been notified and warned multiple times. A picture of the car and the warning sign is needed to build a case.

6. Board documentation

The board agrees to define guest according to time. Make sure the lawyer redacts the documents.

The late fees need clarification in the association documents.

Amend the docs to include 5 members on the Board of Directors.

7. Lower costs and bills

Identified where the association can cut costs. Books keeping, pick up the trash only once instead of two times per week, lower the pool maintenance investigation with a different provider.

8. Visit apartment cause of pests.

Seen evidence is sufficient to send a letter to visit the apartment. The letter must be sent 72 hours before. Must be present:

- Pest specialist
- Property manager
- 2 board members
- Locksmith in case the apartment is locked.

Adjournment: The president James Loeffler call to adjourn the meeting at 9:25 a.m.