

Eastwood Shores #4 Condominium Association, Inc.

Board of Directors Meeting

Meeting is taking place on Friday, April 26, 2019 at 7:00 pm in the Pool deck. It's called to order at 7:00 pm.

Present are 4 member of the Board of Directors

- President
- Vice-President
- Secretary
- Director

Leading the meeting is the Property manager from Ameri-Tech.
Also present 8 homeowners from the association.

Quorum is established. Meeting notice is verified.

1) Minutes from the last meeting are approved after the members of the board review them.
President asks for the status of the website.
Manager inform that is being modernized and should be updated soon with all the information and minutes from the previous meetings.
President asks for the update as soon as possible.

2) Parking ID Policy and Rollout

President informs that many owners hasn't mailed back the registration from for cars, so the Board doesn't have the record of the authorized cars. Only 68% of the unit complied with vehicle registration.

It's discussed what needs to be done in case an owner doesn't submit the forms.

BoD will have contact information updated in case a situation happens.

It's asked, who will enforce the visitors parking?

President proposes to create a committee to check parking assignment. A BoD member per month to check cars in visitors spots.

Also, use the middle spot, and mark it visible as a guest spot.

President will take measurements to make sure a car can fit due to bigger cars and small spaces.

Manager informs that the tow company must have a list of authorized people who can call them to tow a car.

President: We've sticked several parked cars:

- You can be fined
- Ameri-Tech should send letters.
- Third option will be towed.

It's proposed that visitors can park in owner's spots with sticker.

Homeowner that park in guest spot can be towed by the company at owner's expenses. If the car is in owner's spot and doesn't have a sticker, can be towed too. Only homeowners have stickers.

It's asked if my visitor park in my car spot, can be towed?

The answer would be yes.

It's asked the status of untagged cars in the garage and the no enforcement of the registration of that car that doesn't have a tag either.

It's advised that no untagged cars are allowed in property and garage is property.

To be able to be insured you must have your plate.

A homeowner states that a car inside the garage is in the private property of the owner's residence.

Manager contradicts that statement because in a condo, you don't own the unit. You have the exclusive rights on the unit. And the garage is a limited common property.

He enforces the idea that everyone must be involved in the decisions and voting process.

It's asked to homeowners to pay attention to the mail, if BoD asks to vote, you have a word, you are part of the decision.

It's asked if the HOA payment can be enforced using the sticker rule.

3) Maintenance issues

- Low water pressure at random times.
- Cover of the drains are damaged, check responsibility.
- Holes in the driveway.

It's stated that any maintenance issue should be submitted to the property manager.

President asks for a lower rates from the electrician work. Can other vendors offer a cheaper options?

Property manager will investigate.

- Lights in the condo, it's too dark. Security issue.
- Owners can vote to put a light in the buildings as a temporary security measure.

4) Document Amendments

The Associations governing documents need to be amended and should clarify the rent form submission cost of \$100, right of evict and application fees.

Manager states some issues with the docs. The BoD have no authority, no information when a guest becomes a resident.

Do we have renters avoiding paperwork? Can we evict?

It's suggested to simply knock on unit doors and ask if renters? Roommates?

Adding visitors/roommates/renters adds usage of utilities that are being paid using the HOC fees.

It's asked if the rights of a member of the association are suspended, can access to common area be suspended too?

The answer is no, you can suspend access.

It's asked the mailing process for owners and if tenants are mailed too.

The answer is no, only the owners.

It's suggested to mail votes to owners, and rules and regulations changes should be mailed to all, tenants and owners.

Topics to be amended:

- Occupancy
- Authority of the BoD
- Timing for guest

It's asked how long it would be to have the docs amended.

Answer is about 2 months.

It's asked to limit the data in the registration form for security and privacy.

It's informed that an owner didn't know about the need to have the renters approved. President will investigate where that rule resides and make sure the message is known by all home owners. That may be part of the owners not confirming to the tenant application process.

5) Election Process / Annual Board Meeting

Docs states elections should occur on the 2nd Tuesday of May.

What is the last day to submit a proposal to be part of the board.

May 2nd is the last day to submit names of candidates to the election of the Board of Directors.

Election will take place on June 11th. Ballots will be mailed soon to all homeowners.

6) New business

No new business.

Motion to adjourn the meeting is proposed by the president, seconded by vice-president, the meeting is adjourned at 8:16 pm.