

Eastwood Shores #4 Condominium Association, Inc

Board of Directors Meeting: May 30, 2009

Meeting Minutes

Meeting Called to Order at 10:05 a.m by President Joe Soprano

Board of Directors Present:

Joe Soprano, President, Vickie Gutz, VP, Gordon Gould, Board Member,
Pierre Thiemann, Property Mgr.

Dick Page, Treasurer (absent) Tina Dovellos, secretary, (absent)

Motion to waive the reading of the minutes was accepted.

Managers Report:

- a) Delinquencies were reviewed
 - 1. The association is in good shape financially in comparison to other communities.

Old Business: Roof Replacements

Because of a price increase, Joe asked that we get some competitive quotes. We were able to obtain 5 bids and after a very informative discussion presented by Gordon who took this project on to meet with each roofing company to make sure we were getting the best pricing and quality for the two roof replacements a motion by Gordon to choose Hendricks Roofing, Inc for the job, Vickie seconded the motion and all were in favor. Bldg 1855 and Bldg 1843 will be getting new roof replacements.

There are several units that had roof replacements in previous years, but do not have ridge vents. By choosing Hendricks the Association was able to realize a savings, which can be applied to the existing roofs for new ridge vents.

Special thanks to Gordon for taking this project under his wings and delivering an informative presentation.

New Business:

1. Senate and House bills that were passed for the 2008-2009 Florida Legislation session regarding Condominium Insurance.
2. A notice from Citizens regarding insurance coverage of HVAC systems

3. Verizon FIOS Installation: The board made a motion to review their proposal. Gordon motioned, Vickie 2nd the motion, all where in favor to review and will discuss at next meeting pending review.
4. Membership Roster Updated (per FLA Statutes) All membership will receive a form letter to be filled out and returned within 30 days.
5. **Parking Rule Enforcement will be re-instituted! Parking has become a continual problem in EWS 4 and there have been many complaints. The board will be sending a form letter to each unit owner and renter. Two vehicles are allowed per unit. Each vehicle must be registered with the Management Company. The board will be enforcing The Parking Rules and Regulation and unauthorized vehicles will be towed at the owner's expense.**
6. Additional signage will be placed on each building and throughout EWS4. The Board approved signage. Vickie made a motion to approve signage, Gordon 2nd, signage was approved.
7. Association Attorney has made his recommendations to the board pertaining to Articles in our Doc's that need to be updated due to current times. The associations Doc's are outdated and in order to protect the community as a whole certain items need to be reviewed and changed. This is an undertaking and will take time to put together. Membership will be kept informed on this matter.
8. The Board will be looking at possible sites that could be used for additional parking spots.

Meeting was adjourned at 12:00 pm
(DRAFT)