

Eastwood Shores 4 Condominium Association, Inc.
Board of Directors Meeting
Saturday, November 14, 2009

Meeting Minutes

Note: Minutes are a draft and are unapproved

Meeting called to order at 10:05 a.m.

Board Directors present: Joe Soprano, Gordon Gould, Tina Dovellos, Vickie Gutz, Dick Page, (absent) Pierre Thiemann, Property Manager

Quorum established

No Quorum was established at the August 28th, 2009 meeting. No meeting minutes filed.

Property Managers Report

Request for Budget Workshop preceding BOD meeting, all directors in favor.

Stairwells

Report on condition, rebuilding existing stairs completely vs. repairs, Contractor submitted a preliminary finding however the board requested more information on options, costs and materials that can be used that will provide a long term solution. Currently there are 8 stairwells that need either minor repairs and some that need extensive rebuilding. Stairwells have been prioritized as a safety issue and all on the BOD are in agreement that they will be fixed, rather than patched. A second meeting with the contractor will be made to discuss clarification of his findings and best options for the job. Board will motion to vote contingent on these findings.

Community Pool

EWS 4 & 5 maintains the pool. Our President (Joe) has for the last 2 years; had several meetings with the Assoc. # 5 President (Sandra Martin), on repairs that will need to be made to the pool. All repairs to date have been band-aids to a situation that needs major work. The pool is 30 years old and is not up to current codes, like most of EWS. The pool may have to be replaced at some future date. We hope to get another 3-5 years out of the pool. We and EWS 5 will be monitoring the situation and we will keep our Reserves for the Pool in place, we may have to start increasing this fund shortly to deal with the expense of replacing the pool.

Wood Repairs

There have been ongoing Wood Repairs made in the Community and will continue on as needed basis.

Presidents Report

Residential Roster is complete. Reminder to be posted to all unit owners that lease there units, they are required to submit a valid lease **and renewals of leases when terms expire**. Please remember if your contact info changes or your vehicle tag or model changes, you are required to notify the association at ewsfour@yahoo.com. This information not only educates the board as to who owns and who rents their unit, it helps keep track of which vehicles belong here and which don't. Who to contact in the case of an emergency, etc. The parking lots are monitored for parking violations and unauthorized vehicles. All Tenants should be advised of all the R&R's of the association prior to moving in, and owners are responsible for any infractions of the rules by their tenants. (All forms can be found on website).

Building Infrastructure Reserve

As mentioned previously with the age of the community at 30 years, we are starting to see signs of age on the buildings. Stairs, Balconies, Plumbing, Wiring, etc. are becoming more of an everyday issue. The BOD voted to start a reserve fund to deal with the problems we are seeing from the age of the community. Joe put forward a motion to start a building infrastructure fund and it was second by Gordon & Vicky. Motion passed.

Website

Tina recently had an issue with her Insurance company for Wind Mitigation. She is contacting Hendricks Roofing for a Wind Mitigation certificate. We will be putting the information on the website for other owners too. Link for Wind Mitigation on website passed.

Rentals

EWS 4 currently has 19.7% rentals. The board will continue to discuss and consider how rentals will impact EWS4 and our property values. Joe noted, currently lenders are more closely scrutinizing the number of rentals within condominiums. FHA, Fannie Mae, and Freddie Mac all impose rental restrictions on loans they insure. FHA's limit is 15% and Fannie & Freddie are 49%. Failing to limit rental restrictions limits could severely compromise the ability to sell or refinance a unit. Mention was made for future discussions with the membership on capping the number of units any one person can own. This will eliminate any issues with voting powers and investors buying up units and taking over majority which is starting to happen in many areas of Florida.

Delinquencies

The board is taking steps to mitigate the adverse effects on the association as a whole. The BOD discussed ways to deal with the situation, one of which is to start issuing late fees to owners who don't pay on time. In some cases, our Attorney is required to get involved and the BOD wants to pass on the cost of the attorney fees to these owners. The cost to pursue delinquent owners and owners in violation of the Associations by-laws

puts a burden on the whole association. The 2010 budget will need additional funds for Legal Fees to deal with this issue.

Association Owned Units

Joe asked for volunteers for community clean ups and Association Owned Units. As well as other various needs that may arise. This would be in the best interest of the community to try to cut back on costs of services. The Association has taken over ownership of one unit and will be fixing it up to get a renter in so the unit is generating revenue for the association.

Landscaping

The Mulching of the Community is one way to cut some cost. It cost approximately \$3,000 to do the entire community. Several owners have already asked for approval to buy and spread their Red Mulch and the BOD is all in favor of letting homeowners mulch their individual landscaped areas. **The only approved Mulch is the Red Mulch.** Bags can be purchased at Home Depot, Lowe's, Wal-Mart for approximately \$2.00 per bag. If any homeowner needs assistant with spreading mulch or lifting bags please notify the board and we will make arrangements to have someone help you with this once your purchase has been made.

Landscaping changes have been made and will continue. The planting of more tropical style and less maintance type of foliage keeping a up-to-date look and consistency throughout the community and to ultimately cut cost on trimmings, watering and root system problems..

Roof Vents

The owners who choose to have their roof vents updated over the summer can be assured that the vents have been inspected and are correctly in place and all work is completed.

Handyman

Joe has asked Gordon to investigate and interview a Handyman Service that can contract to take care of some of the ongoing and future needs of the community.

Parking

The BOD wishes to thank to all residents follow the rules regarding parking spaces. Our parking situation is much improved and we now have available "Guest Parking" on a more frequent basis. This issue will continue to be monitored and addressed as needed.

Speeding

The BOD is very concerned about the speeding we continue to see on our driveways. This is a very serious issue! There are many children now residing in our community. We have received numerous complaints about excessive speeds on the driveways; please slow down before someone gets hurt! The speed limit on the driveways is posted at 10mph. **The BOD does not want to have to resort to speed bumps but will do what is necessary to keep our residents and their families safe.** Please be respectful of your neighbors and SLOW DOWN or SPEED BUMPS will be installed.

Pets

Residents are required to pick up after their dogs! This is a Board of Health ordinance. All Dogs must be on leashes and all dog droppings should be picked up immediately. It's the law!

Association Doc's

We will be organizing a Doc workshop to get our doc's up to date with current times and into the 21st. Century. This needs to be done to protect our association. EWS 4 Documents were written over 30 years ago, our attorney has advised us that the doc's need revisions as soon as possible. The BOD will post more information as it becomes available. The 5 members of the Board of Directors would like to acknowledge Tami Patient who has worked tirelessly on our behalf researching all line items submitted from our attorney and will present a report to the BOD for further review and discussions.

POA

Tina reported that a Quorum was not present at the POA meeting on Nov. 9th, so subsequently no report was presented.

The Budget approval meeting will be held on Monday, December 28th, at 6:30pm at the pool. Check the Bulletin Board & EWS 4 website for the Proposed 2010 Budget.

Meeting Adjourned at 1:30pm