

Eastwood Shores IV Association, Inc
Board of Directors Meeting Minutes
July, 4, 2010

Call to Order: Meeting of the Board was called to order by Interim President, Joe Soprano at 8:00 a.m. At the Community Pool, located on Bough Ave. A quorum of the Directors was established.

Board members present: Joe Soprano, interim President, Vicki Gutz, interim VP, Tina Dovellos, interim Secretary. Absent: Dick Page, interim Treasurer, Gordon Gould, member

Chair made a Motion to approve and waive the reading of the meeting minutes for 6/14/2010 All in favor. Motion passed.

Joe opened meeting with discussion on email received on the morning of this meeting from Gordon Gould stating he felt this meeting was illegal and quoting articles from Doc's as to posting requirements. (email will be noted and part of recorded minutes)

Joe noted: Requirements for posting were met for the Board of Directors meeting. However, in the quoted article of Gordon Gould's email, missing was Article 4, Paragraph F which states; Any Director may waive notice of a meeting before/at/or after the meeting and such waiver shall be deemed equivalent to the giving of notice. Article 5, Paragraph A & B notwithstanding anything contained in these By-laws to the contrary, any meeting of members or the Board may be held at any place, within or without the State of Florida, designated in the notice of any such meeting, or notice of which is waived. (B) To the extent now or from time to time hereafter permitted by the Laws of Florida, the Board may take any action which it might take at a meeting of the Board without a meeting; provided that a record of all such actions so taken, signed By each Director, shall be filed and retained in the minute book of the Association.

Furthermore, Joe noted; From the advice of the Associations Attorney, The Business of the Association must move forward and be conducted; With that being said, the majority of the Board were in agreement to have this meeting and were present to conduct business.

Joe asked for a motion to Waive Notice of Board of Directors Meeting, with each Board Member present, (the majority) signing consent form and recorded with the meeting minutes.

Tina made 1st motion, Vicki 2nd motion; All in favor. Motion passed

New Business:

Changes relating to Condominium Associations and enacted into Law July 1, 2010

1. FLA 718.303: Suspension of Use Rights: Voting rights may be suspended

Due to non-payment of a monetary obligation to the association in excess of Ninety (90) days.

The suspension of use rights relating to monetary delinquency may be imposed At a properly noticed board meeting with post-meeting notification of the suspension to the owner by mail or hand-delivery.

Joe asked for a motion to enact the statute; He identified the following unit owners as delinquent: #652,594,514,371: Tina made motion to enact the statute, Vicki 2nd the motion, all were in favor. Motion passed

Joe asked for a motion to suspend the voting rights of the above unit numbers and subsequent units in default. And send required notification by mail to unit owners. Effective immediately. Vicki made 1st motion, Tina 2nd the motion, all were in favor. Motion passed.

2. Collection of Rents: FLA 718.116

Joe noted; If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make Written demand that the tenant pay the future monetary obligations related to the condominium unit to the association, and the tenant must make such payment. The demand is continuing in nature and, upon demand, the tenant must pay the Monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. The association must mail written notice to the unit owner of the association's demand that the tenant make payments to the association. A tenant who acts in good faith in response to a written demand from the association is immune from any claim from the unit owner.

Joe asked for a motion to enact 718.116, Tina made 1st motion, Vicki 2nd, all in favor, Motion passed.

3. Uniform Lease Agreement and Lease Addendum Agreement

Joe asked for a motion to discuss. Tina made 1st motion, Vickie 2nd motion, all Were in favor. Motion to discuss passed.

As stated in previous minutes, the rental policy and lease agreement currently in place has been under review. The lease agreement is obsolete and serves no protection for the Association when rental issues arise between owner & tenant. And left the association without recourse or protection. According to the Association's Restrictions, the only lease accepted will be the lease provided by The Association. This agreement was not enforced, Some units we had owners Individual lease agreements on file, some had none, Some unit owners did not Provide for a renewal of tenants terms. The situation was out-of-hand, So much to the point where the Board or management company did not know who

was occupying rental units. The Board has been forced to take action against some absent owners with tenants creating numerous violations and disturbances towards the quality of life for residents at EWS 4. Therefore, after consulting with Association counsel The Associations current lease agreement has been revised. Included with revised Lease Agreement will be Lease Addendum Agreement created by counsel the addendum incorporates the new laws enacted regarding Defaults by owners when unit has occupants, guest, invitees residing in units. The Uniform Lease Agreement will protect the Association as well as the unit owner. No other Lease Agreement will be accepted or approved for the leasing of any unit as stated in the current Restrictions of the Associations governing documents. Joe asked for a motion to approve revised Uniform Lease Agreement and Lease Addendum for all EWS 4 rental units effective immediately. Tina made 1st motion to accept and enact, Vicki 2nd motion to accept and enact. All were in favor, Motion to approve and enact was passed.

Joe stated, Unit 1837 A, has been in Foreclosure for a period of a year or more, the association was offered \$1500 on a short-sale which was rejected by Joe. Joe stated to the Title Company the sale would not take place unless and until all debts were paid. The transaction has been negotiated, and at closing the Association will recover all outstanding fees including Legal expenses for approximately \$5,800.

Gordon requested three items to be placed on agenda Speed Bump Cost, Limiting the amount the Presidents can spend to \$250.00. Garage door repairs.

Joe noted the subject was brought up at the Feb. 27th meeting, and the board voted not to entertain further discussion. Subject was tabled.

Tina motioned not to discuss and tabled the three items, Vicki 2nd the motion. All in favor. Motion passed

Organizational Meeting:

Joe asked for a motion to appoint the President and Treasurer position. All were in favor. At that time the board discussed that the position of President & Treasurer be held by The same person, due to the fact that the present treasurer has been ineffective and lacks the necessary equipment to perform the duties of treasurer. General accounting practices have not been met and subsequently as the current President, Joe has had to fulfill the Treasurer's duties. As per our doc's and after conferring with counsel, The President and Treasurer's office can be held by the same person.

Vicki put forth a motion to appoint Tina Dovellos as President/Treasurer of Eastwood Shores IV. Joe 2nd the motion, Tina accepted the position of President/Treasurer.

Joe motioned for Vicki to retain her position as Vice President. Tina 2nd motion, Vicki accepted the position of Vice President.

Tina motioned to appoint Joe for the position of Secretary, Vicki 2nd the motion, Joe accepted the position of Secretary.

Joe motioned to Adjourn the meeting at 8:15; All in favor.

Respectfully submitted: Volunteer: Tami P. (meeting minutes)
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Approved by: _____

Approved By: _____

Approved by: _____