

Eastwood Shores 4 Homeowners Association, Inc.

February 27, 2010

Meeting Minutes - Unapproved Draft

Meeting Called to Order 12:00 pm

Quorum Present

Joe Soprano, Pres. Vicki Gutz, VP, Tina Dovellos, Secretary, Dick Page, Treasurer, Gordon Gould, Member, Scott Vignery, Property Mgr. Mike Perez, Pres. Ameritech

President's Report (Continuation) Revisiting Agenda Items of 2/6/10 meeting and new agenda items for 2/27

Joe asked the Board to Review the Guidelines of Rules of Robert's and all meetings will be held using Parliamentary Procedures.

Managers Report: Scott deferred to points on the Agenda and will speak on each item presented when discussion takes place.

Current Business:

Fence:

Motion: To install the remainder of the new fence on the existing fence-line. To include a new gate at approximately \$100.00. Contractor: Superior Fence
Tina made motion, Gordon 2nd. **All in favor. Passed**

Stairwell:

Motion: To table until additional bids are looked at regarding alternative options for materials to use and cost. Priority issue and information will be obtained immediately and board will review & vote via phone/email and ratify at next meeting. Scott will be getting an additional bid from Avery.

Tina made motion, Gordon 2nd. **All in favor. Passed**

Speed Bumps:

David Marks was granted 3 minutes to voice his concerns for the welfare and safety of children, dogs and their walkers, residents and guest as well as represent the residents on the North Drive who answered the poll and were in agreement there is a speeding problem on the north driveway and if all attempts made to control the speeding offenders has failed they would be in favor of speed bumps.

Motion: To table Speed Bumps and use it as an election item placing it on Ballot.

Gordon made motion, Dick 2nd

Tina-opposed, Vicki-opposed, Joe-opposed: **Motion: Failed**

Discussion:

Efforts have been made by talking, sending letters, and using speed signs to slow down the offenders and nothing has worked. Joe noted the Board has an obligation to do whatever it can to keep the community safe.

An impromptu poll was taken and the results of the residents who answered the poll were 16 in favor and 4 opposed. The poll was offered to the homeowners who live on the North Drive, there were several who didn't respond at all.

Joe stated: Speed bumps were a last resort. They would be used as a safety control device. They will be the type of bump that can be installed temporary and removed very easily. The bump is constructed from recycled rubber materials Scott suggested he has some vendors who could help with more discoveries regarding the size, type, placement, cost, etc.

Tina stated: she liked the idea that the humps could be temporary and the board could make the decision to use them as needed. She stated if all avenues have been exhausted and a certain amount of time could be established for their use then she would be in favor. She wanted clarification of what would be considered temporary. And how many bumps would be on the drive.

Vickie stated: her deepest concern was for the children on the street. There are more young children now than ever before. She felt morally as a board member it would be the right thing to do to protect the children. She suggested installing the speed bumps inline with the children being out of school for the summer.

Gordon stated: When visiting the north drive he has never witnessed a speeder. He stated the people he spoke with on this issue don't feel there is a problem. He also stated the residents on the South Drive do not want to pay for speed bumps on the North Drive. And wanted it noted that the issue is dividing the community.

Dick stated: He & Gordon may not be aware of what goes on at the North Drive because they live on the South Drive and don't see the speeding, but wanted the names and plate numbers of the offenders on record with the BOD & Ameritech as well as the names of the residents who were polled and their replies.

Motion: To install temporary speed bumps from April thru October and monitor the situation.

Vicki motion, Joe 2nd, Tina, in favor

Gordon- opposed, Dick- opposed

Motion passed

Gordon stated: This is wrong! Felt it should be election item since election is 2 months from now.

Joe stated: This is not a one-sided issue, when we are talking about an issue that involves the safety and welfare of all the residence then we have a obligation as a board to be fair and consider all the residents voices who are affected no matter if their for or against. Their voices should be heard!

Paving:

Discussion:

Joe wanted to clear up some apparent misunderstandings as to the whole issue of paving. When doing the proposed budget draft for 2010 there was a mistake made by our previous Property Mgr. stating that the Paving Reserve amount had been met. Joe questioned this, so when Scott took over as Prop Mgr. he was asked to investigate quotes for Paving so that a determination could be made as to how much more money we would need in the reserve to pave and how much time we would need to achieve that. This was done for a cost analysis only. We do not have the monies in the Paving Fund to pave yet. We can patch and fix areas that need attention until the Reserve has been fully funded. Gordon asked if the money in the Reserve Interest Account could be used. He felt the driveways were in bad condition.

Joe stated it is highly inadvisable to use the Interest Reserve Fund for something like this that is not an Emergency (no sinkholes, the road is not falling apart) the funds in the Interest Fund account is a little over 13,000 and is the only available funds the association has for an emergency capital expense. It is the Board of Directors Fiduciary Duty to protect and responsibly use funds for the associations intended purpose. He wanted it noted he is against the spending of Reserve Interest monies to fund a non-emergency item. Joe also noted that it would have to be voted on by the entire membership, not just the BOD.

It would also mean that EWS 4 would have no cushion in the face of a major expense such as a hurricane disaster. Using those funds would also open up the entire membership to a Special Assessment and/or substantial increase in maintenance fees to cover any shortfalls. We can patch and fix areas that need attention until the Reserve has been fully funded.

The BOD has requested a cost estimate to be done before the next proposed budget on all Reserve Accounts. Scott will be getting those estimates. Joe also stated with the 2010 Budget we started a Building Infrastructure Reserve Account, which can be used for major projects on the buildings. Such as; stairwells, balconies, and plumbing if the needs arise.

Garage Doors:

Motion: Table method of repair or replace until all quotes are in and board can review and determine what action to take. **All in favor**

New Business:

Rentals and New Ownership approval process: Joe wanted to remind all residents that all Rentals and Ownerships are subject to approval and must go through the proper process and have all forms completed before any move ins. Owners who are renting their units must supply a current lease every time the lease is up for its renewal. This is in the Association CCR'S. We will be sending out reminder letters to those owners.

Residential Roster for 2010: If a Residents living situation has changed for example, additional person living in your unit, vehicle changes, or auto tag changes, it is the responsibility of the owner to inform the Board of the changes. We have found cars from other associations using EWS 4 parking. We will continue to monitor the parking spaces so EWS 4 Guests have a place to park when they visit.

Motion: To obtain bulk rate quotes for dryer vent cleaning. All in favor
Discussion:

Dryer Vent Cleaning: This is the number one cause for Fire's! As well as, increase in electric fees. The Board will be getting quotes for a bulk rate for owners to make arrangements to have there vents blown out. Scott has been asked to investigate mandating this item. This is a serious fire safety issue and needs to be taken seriously. Especially since are buildings are attached dwellings.

Dryer Venting to outside of building for B&C Units. There are issues with the humidity in the garages and debris from the ceiling and from dryers venting in the garages. The board will be looking at venting along the top wall out to the side door area. There will be perimeters set to follow and a contractor will be used to create the hole for the vent system to the outside.

Email Address:

Eastwood Shores 4 residents who have supplied there email addresses to the Association for Community updates and as a way for us to communicate with you were notified by postings on the Community Board and previous Letters from the President as well as the Resident Contact Sheets that were filled out. This was an attempt to keep an open line of communication for those of you who would like to be kept up to date on all association business. In addition to the Association

Website and the usual USPS mail. Everyone has been notified that they can reach the Association by using the contact us link on the website. Every homeowner has the ability to refrain from giving their email or may cancel that form of communication at anytime they choose. On several occasions we have emailed for instances such as the installation of Roof Ridge Vents and if you would like to participate, we did a poll of residents and how they feel about speed humps, we sent out a email on New Front Door participation. Reminders for getting your Proxies in on budget matters have gone out and other general reminders as well. **Joe would like to note:** Email addresses are not shared with anyone and respects the privacy of all residents.

Gordon stated: With the elections coming up he was concerned emails would be used for the intent of solicitation purposes.

Joe stated: At no time during this Boards Administration is he aware of anyone soliciting thru email for political or for his or her personal agendas! This is not the Boards policy. Joe said, he has received numerous emails from residents thanking him for keeping them informed and asking their opinions weather they are for or against any issues brought before them and he intends to continue doing so.

Meeting Adjourned