

**EastwoodShores 4 Association, Inc**  
**Board of Directors Meeting Minutes - *Not yet approved***  
**December 20, 2011**

Call to Order: Meeting of the Board was called to order by the President, Jane Somers at 7:19pm at the community pool located on Bough Avenue. A quorum of the Directors was established.

Board members present were: President, Jane Somers; Dick Page, Vice President (via phone); Samantha Krenek, Secretary; Joanne Leonard, Director; Mike Toncelli, Director.

**Approval of Minutes from July 13, 2011 meeting:**

Joanne made a motion for the minutes from the September 22, 2011 meeting to be accepted and the reading of them waived and Samantha seconded that motion, all approved, motion passed.

**Balcony Repairs:**

Based on the inspections, it was determined that 11 balconies need either minor or major repairs. One has been deemed unsafe. Repair estimates will be obtained for each balcony and will be sent to board members via email for approval. The current estimate on the unsafe balcony is approximately \$500. Work will proceed as soon as the board has approved the estimates.

**Stairs:**

We have received several bids for replacement of stairs on 3004. The lowest bid for the non slip metal stairs was from Allegiance for \$5100. These are less expensive and will hold up much longer with less maintenance than concrete or wood stairs.

Mike made a motion to approve Allegiance to replace the stairs for \$5100; Joanne seconded the motion; all approved; motion passed.

Further, Allegiance will repair (remove extensive rust, sand, and repaint) the metal beam on the balcony on 1857 for \$375 at the same time they are working on the stairs on 3004.

Joanne made a motion to approve the repair on the balcony beam; Samantha seconded the motion; all approved; motion passed.

**Adjournment:**

Samantha made a motion to adjourn which Mike seconded. Meeting adjourned at 7:37pm.