

Eastwood Shores 4 Association, Inc
Board of Directors Meeting Minutes
July 13, 2011

Call to Order: Meeting of the Board was called to order by the President, Jane Somers at 6:02pm 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); and Samantha Krenek, Secretary. Mark Taylor, Treasurer and Tina Dovellos, Director were absent.

Homeowner present: David Marks with guest Abid Rahman

Approval of Minutes from May 2011 meetings:

Approval of minutes from May 10 tabled.

Samantha made a motion for the minutes from the May 24, 2011 meeting to be accepted and the reading of them waived and Dick seconded that motion, all approved, motion passed.

Wind Mitigation Reports:

Follow-up was done since the last meeting to determine if it is a new law or a new practice by insurance companies to no longer accept wind mitigation reports signed by roofers. After research was done, it was determined to be the insurance companies themselves who are now requiring the reports to be signed by either a specialized inspector or a general contractor.

Discussion was held to go with the lowest of the 3 bids, \$1000, and have the inspections done on all A units and one other unit in each building. Once the inspections are done, new reports will be provided to the homeowners and the association's insurance company. The \$1000 will be paid from our roofing reserve funds since the wind reports are normally provided by the roofers when we pay for new roofs.

Samantha made the motion to go forth with the inspections, Dick seconded, all approved, motion passed.

Balcony Repairs:

Property 414 has extensive rust on the main metal beam on the balcony which needs to be removed and the beam repaired/repainted. We have 3 bids: Allegiance Development at \$395 (contingent upon their having other work on the property at the same time), Munyan Restoration at \$4000 (increased for some unknown reason from their earlier bid of \$50 per hour plus materials), and Greg's Welding at \$1200. Dick made the motion to have the work done and go with Allegiance at \$395, Samantha seconded, all in favor, motion passed.

Property 554 has a wooden balcony which is held up by pressure treated wooden posts which are starting to bow. Recommendation by contractors is to replace wood with steel posts; contractors state there is no need to rush to do so. Replacement of these posts is tabled for now.

Rebuilding of stairs on 3004 is waiting on bids from Munyan, Allegiance, and Wilcox. Discussion is tabled until we have these and/or other bids.

Attic Fans:

Two homeowners have brought up the idea of putting fans in the attics, which would mean installing them in the roofs. After much discussion, the topic is being tabled until more research can be done.

Architectural Approval Requests:

Unit 551 wants to put in a new door with a half-moon window in it. As this is not the approved standard style but is a style that some homeowners have installed with or without approval, the board voted to approve this as a secondary option for our standard style. Samantha made the motion to approve the two types, Dick seconded, all present approved, two styles of doors passed.

Although Dick, Jane, and Samantha all approved this request, the approval of Unit 551's request is pending votes from 2 absent board members. Jane will seek these votes via email and have them added to the minutes at the next board meeting.

Unit 554 requested a storm door with ornate metal bars. After discussion about the style, the approval was tabled until owner can find less ornate style. At that time, the approval vote will be taken via email and added to the minutes at the next board meeting.

Oil Stains on Driveways:

Several driveways now have oil stains from residents' vehicles. Jane has consulted with the paver for advice on removing the stains and was told the best option is Dawn Dishwashing soap. Residents and homeowners will be notified to use this soap to attempt to remove the oil before it damages the new asphalt.

Adjournment:

Dick made a motion to adjourn which Samantha seconded. Meeting adjourned at 7:02pm.