

Eastwood Shores 4 Association, Inc
Board of Directions Meeting Minutes
March 2, 2011

Call to Order: Meeting of the Board was called to order by the President, Jane Somers at 7:00pm. At the community pool location on Bough Avenue. A quorum of the Directors was established.

Board members present were: President, Jane Somers; Dick Page, Vice President; Gordon Gould, Treasurer ; Samantha Krenek, Secretary; and Tina Dovellos, Director.

Approval of Minutes from November & December meetings:

Gordon made a motion for the minutes to be accepted and the reading of them waived and Dick seconded that motion. Tina opposed. Motion passed.

Property Manager:

Tom Priester was introduced as new property manager to replace Scott Vignery.

Update on 554:

Damage to this unit was initially thought to be a roof leak. Destructive testing performed by Spicer Roofing with Hendrick Roofing present indicated no roof leak. Indoor environmental technician was brought in and determined problem was caused by moisture buildup within ceiling as a result of combination of factors: new roof, ceiling panels, insulation tightly packed against roof interior and soffets, recent weather conditions. Unit is currently undergoing mold remediation and repairs. Board has agreed to add language to Rules & Regulations that no type of covering other than paint can be added to cathedral ceilings to avoid similar situations going forward.

Paving:

Comparison of 3 bids shows AmeriSeal to be the best. Samantha made the motion to approve AmeriSeal; Dick seconded the motion; Tina was undecided. Motion passed. Paving will start within the next few weeks.

Roof Replacements:

Have 3 bids in but the board eliminated 2 bids due to unwillingness to work with those particular roofing companies. Tom will acquire 1 more bid, compare the specs of both bids, and then make a recommendation. The board will vote via email. Gordon made the motion to accept this plan; Samantha seconded; all approved; motion passed.

Stairway repairs:

Topic is being tabled until Tom can get involved. Meanwhile, Munyan will repair the 2 stairs that are injury or trip risks asap.

Debt collection & Foreclosure:

Collection of debt owed on 632 is tabled for now. Dick made a motion to foreclose on 471; Samantha seconded; all approved; motion passed.

Pete Andres & Dennis O'Brien:

Presented a request to modify the association documents to allow homeowners in A, B, & C units to expand their patios by moving the walls out a predetermined distance. Discussion followed regarding procedure, cost, need to consult with attorney, city & POA, necessary HO vote, etc.

Adjournment:

Samantha made a motion to adjourn which Dick seconded. Meeting adjourned at 9:08pm.