

Eastwood Shores 4 Association, Inc
Board of Directors Meeting Minutes
September 22, 2011

Call to Order: Meeting of the Board was called to order by the President, Jane Somers at 6:05pm 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.

Others present: Phil Coletti, Joanne Leonard, and Mike Toncelli.

Approval of Minutes from July 13, 2011 meeting:

Samantha made a motion for the minutes from the July 13, 2011 meeting to be accepted and the reading of them waived and Dick seconded that motion, all approved, motion passed.

Dick made a motion to waive the reading and approve the minutes from the annual meeting and Samantha seconded the motion; all approved, motion passed.

Old Business Handled VIA Emails:

On 8/24/11, \$1100 was approved for repairs to the stairs on property 614. Each board member responded via email except Tina who needed to be called for her vote.

Homeowner Somers (414) requested to add plants by outside stairway at owner's expense. Architectural form submitted for approval. All board members voted via email to approve except Tina who had to be called for her vote. Jane abstained from voting as the request was hers.

On 7/25/11, a homeowner requested the renter's \$100 application fee to be reduced to \$50 because this was a previous renter and the homeowner didn't see the need to run another background check. The board voted via email to deny the request and maintain the \$100 standard fee. Tina did not respond to the email and did not vote.

Vacancies on Board:

On 8/25//11, Mark Taylor resigned from the board via email, leaving a vacancy on the board.

Property Manager Phil Colettis has notified the board that Tina never signed the Condominium Association Board Members Certification Form when she became a board member this year. Per Florida Statute 718.112(2)(d)3, if the form is not signed within 90 days of being elected or appointed to the board, the member/director is suspended and the board can fill the resulting vacancy. Consequently, Tina has been suspended from the board, leaving another vacancy on the board.

Appointments to the Board:

Dick made the motion to appoint Joanne Leonard to the board to fill the vacancy left by the suspension of Tina. Samantha seconded that motion. All in favor, motion passed and Joanne is appointed.

Association 4's Bylaws state that a majority of the board must be members of the association. The association's attorney confirmed that this means the board can have 2 non-homeowners as members of the board.

Dick made a motion to appoint Mike Toncelli to the board. Samantha seconded the motion. All approved; motion passed.

With Mark Taylor's resignation, the office of Treasurer is vacant. Dick made a motion for Jane to be President/Treasurer. Joanne seconded that motion. All approved; motion passed.

Adjournment:

Mike made a motion to adjourn which Joanne seconded. Meeting adjourned at 6:20pm.