

Eastwood Shores 4 Association, Inc.
Board of Directors Meeting Minutes
April 24, 2013

Call to Order: Meeting of the Board was called to order by the President, Jane Somers at 6:30 p.m. at the community pool located on Bough Avenue. A quorum of the Directors was established.

Board members present were: Jane Somers, Present, Ira Kusnetzov, Vice President, Zoran Kojic, Treasurer and Joanne Leonard, Director. Michele Chapin, Secretary was absent.

Approval of Minutes from February 14, 2013 and meeting:

The February minutes were reviewed by Jane. Ira made a motion to approve the minutes, Zoran seconded the motion. The motion was unanimously approved, motion passed.

Approval of Minutes from 2013 Budget Approval meeting:

Ira made a motion to approve and Zoran seconded the motion. The motion was unanimously approved, motion passed.

Road Sealing:

The original company who did the paving needed to come back out to repair several areas and then come back again to redo poorly done repairs. Their bid for sealing is \$6100 with a 2-year guarantee. We received additional bids for \$3550 from Suncoast Paving, \$2900 from Allphase, and \$3863 from Pothole.

According to Suncoast, sealing is actually detrimental to the road because it prevents moisture from escaping from under the asphalt and, therefore, will cause the pavement to lift over time and the asphalt will disintegrate over time. Sealing later on when the pavement is old and is getting ready for replacement is an ok idea to make it look nicer to delay the replacement, but sealing now is not a good idea because of the damage it will cause to the asphalt.

Further, with all of the oil stains on the pavement from leaking vehicles, there is no guarantee that the sealant will even adhere to the asphalt over the oil.

The board asked Phil to research this issue further before we make a decision on whether or not to seal.

Ant and Rat Problems:

Owner in 493 has complained about a persistent ant problem inside and outside the unit. The association does provide pest control, and the ants are prevalent all over the property right now. Even with pest control, we cannot eliminate the ants because, in Florida, they will continue to keep coming back. It is up to the homeowner to provide their own pest control.

There is also a rat problem in the garages in one building. We believe the problem is being caused by the kinds of items being stored in one of the garages. While the board does not have jurisdiction over the interior of garages, if there is a rodent problem, the board can step in and have the owner clean up the garage.

Bids for work on unit 571:

Now that unit 571 has been deeded over to the association, we have taken possession of this unit which needs interior work before it can be rented. We've received 3 bids for the

work, which includes painting, cleaning, carpeting, rescreening windows and sliders, etc. One bid was \$3500 which was just for painting; one was for \$2500 for painting and carpeting; and one was for \$1500 for everything that needs to be done. All bids were from handymen who are known to us. The \$1500 bid is from men who work for Ameri-Tech, but they will do this as a side job.

Ira made motion to go with \$1500 bid; Zoran seconded; all in favor.

Ira made motion to give Jane authority to approve extra expenses above her \$400 limits as needed; Joanne seconded; all in favor.

Association will use Realtor Peggy Page to find tenant and pay 1st month's rent as finder's fee. Will charge \$750 monthly rent.

Upcoming work on Pool:

EWS 5 originally told us in an email they were only going to resurface the pool at a cost of \$13,000, with our share of that being 46%. We budgeted accordingly after confirming this plan with their property manager last November.

Then in February/March 2013, we were notified that they plan to also redo the deck, with a total cost of all of the work at close to \$40,000 with our share being 46% of that cost.

They deny telling us they were limiting the work to just resurfacing the pool, even though we have it in writing from them.

We have recently received invoices for our share of the down payment on all of the work.

After discussion, the board decided to pay our share (\$2062) only of the down payment of the resurfacing of the pool and not of the deck work because we were not notified about that work ahead of time so we could budget for that expense.

Ira so moved; Joanne seconded; all in favor.

Attorney search:

We are not satisfied with our current attorney and Phil has provided a list of prospective attorneys for us to interview.

Modification to Architectural request form:

Jane modified the form, renamed it, and gave a copy to the other members to review.

Architectural Request:

Owner in 493 has submitted request to replace sliding glass doors and windows. Board members in attendance voted to approve. Jane will get with Michele for her vote.

Parking Issues:

An owner has complained that residents are parking in the guest spots in the south street and wants something done about it. The board has been putting notices on cars that belong to residents but will talk to those residents. Phil provided us with orange parking violation stickers for us to use as well.

Adjournment:

Ira moved to adjourn at 7:45 p.m., Joanne seconded.