

DRAFT Minutes of the Meeting of the Board of Directors, Eastwood Shores No. 4 Regular Meeting of Board held December 7, 2016 DRAFT

NOT YET APPROVED BY BOARD OF DIRECTORS

1. **Attendance, Convened and Adjourned.** The meeting was convened and called to order on Wednesday, December 7, 2016 at 6:30 p.m. at the offices of Ameritech Property Management by Property Manager, Robert Kelly. In attendance Vice President, Andrew Bemish (by telephone), Treasurer Duane Busa and Director, Peter Harding (by telephone until approx. 7:45 p.m.) were in attendance. On motion of Treasurer Duane Busa and seconding by Vice President, Andrew Bemish the meeting adjourned at 8:16 p.m. A co-owner was also in attendance.
2. **Quorum and Notice Verified and Minutes:** A quorum was established and proper notice verified. No minutes were approved and this item was stricken from the Agenda.
3. **Business Conducted.**
 - a. **Central Email:** Robert Kelly reported a central email has been established and is eastwoodshores4@gmail.com. A letter will be sent to Co-owners and tenants informing them of this new email option;
 - b. **Towing Company:** Robert Kelly presented options for new tow companies. Upon motion of Vice President, Andrew Bemish and seconded by Peter Harding, Director, the three members of the Board in attendance unanimously approved A-1 Towing Company as the new towing for the Association;
 - c. **Fining Committee.** Robert Kelly updated the Board on the status of the fining committee and reported that a notice will be posted inviting nominations to the fining committee;
 - d. **Exterior Lighting.** A co-owner reported problems with the light fixtures at the entrance to each "D" unit. Robert Kelly will follow-up with an electrician about fixing the function of the sensor so it triggers when a person approaches the door;
 - e. **Water Leak.** A water leak is still evident between buildings 1851 and 1853; Sonar Bonar will be hired to investigate the source of the leak;
 - f. **Condo Signs.** The Condo signs at each entrance and the guest parking signs will be painted/replaced;

- g. Water Bill.** Robert Kelly reported an excessive water bill attributable to a particular unit cannot be charged back to the co-owner unless there is a showing of negligence on the part of the co-owner;
- h. Identification with Owner/Tenant Application.** The Board discussed having a picture id submitted with applications, but tabled adoption and further discussion to the next regular meeting;
- i. Attorney Letter Re: Guest and Unlicensed Vehicle.** Robert Kelly and the Board discussed the letter from the Association's lawyers regarding a guest arguably not being subject to the background check requirement and an unlicensed vehicle arguably not falling under the prohibition of having an unlicensed vehicle on premises, but in the garage for storage. The Board will discuss this issue further at its next schedule meeting; and
- j. Various Violation Letters.** Robert Kelly reported to the Board the status of various violation letters. Any discussion and further action will occur at the Board's next scheduled meeting.

END OF MINUTES