

Minutes of the Meeting of the Board of Directors, Eastwood Shores No. 4

1. **Convened and Adjourned**. The meeting was convened and called to order on Saturday, January 30, 2016 at 5:11 p.m. and on motion of the Vice President and seconding by Director Peter Harding, adjourned at 5:34 p.m.
2. **Attendance**. President Julie Hayden, Vice President Andrew Bemish, Director Peter Harding and Property Manager Phil Colettis were in attendance as well as one co-owner.
3. **Business Conducted**.
 - a. **Painting and Amendment to Condo Docs**. The proxies will be counted to determine if the requisite number are there to commence painting and to amend the condo documents for two year ownership requirement before renting. Any follow-up to increase the number of approvals/proxies will be determined after the count.
 - b. **Wood Repair/Replacement**. To be performed as part of the painting process.
 - c. **Garage Doors**. Determine whether they should be repaired or replaced. Cost estimates for new doors to be gathered for consideration of further action.
 - d. **Sensors for Porch Lights**. Current fixtures already contain motion sensors and any new fixtures will also contain the same. Lights remaining constantly on will be examined for functionality.
 - e. **Speed Limit Signs**. To be fixed/replaced.
 - f. **Delinquent HOA fees**. Three properties are with the association's attorney and liens are/will be placed on properties.
 - g. **Violations/Non-compliance notices**.
 - i. Letters have been sent to the offending property owners and/or tenants. Any continuing non-compliance will be referred to the association's attorney for consideration of either lease termination, if a tenant, and/or other action;
 - ii. Consideration was given to establishing a rules committee independent of the Board and as provided under Florida Statute to reviewing rules/regulations violations and issuing fines;
 - iii. Consideration was given to revamping parking policy by issuing parking permits and establishing parameters for the towing company to remove vehicles in violation of parking regulations; and
 - iv. Consideration was given to replacing the speed limit signs.

4. **Next Meeting Date.** To be determined based on the number of proxies issued for painting and amending the condo documents for two year ownership requirement prior to renting.

END OF MINUTES