

**Eastwood Shores 4 Association, Inc.**  
**Board of Directors Meeting Minutes**  
**April 23,2018**

**Call to Order:**

The Organization Meeting was called to order by Vice President, Andy Bemish (“AB”) at 7:01pm EST at Eastwood Shores 4 Poolside

A Quorum was established and Robert Kelly, Property Manager, (“RK”) timely posted notice on 4/18/2018.

Duane Busa, Treasurer (“DB”) moved to adopt minutes from the November meeting, President, Anthony Charabieh, (“AC”) seconded, all members approved.

**Board Members Present:**

President, Anthony Charabieh (via teleconference),  
Vice President, Andy Bemish (via teleconference),  
Treasurer, Duane Busa

**Old Business:**

**Maintenance Repairs**

RK and DB conducted a walk thru of the property(4/19/18) and RK presented pictures and a list of items to be addressed. Several items are already on the Handyman's to do list.

**Follow Up Violation and courtesy Letters:**

Several items have been addressed and corrected from prior month. Remaining items have violations being sent to follow up.

**NEW BUSINESS:**

**Board Responsibilities:**

Joseph Cianfrone, Attorney-at-law authored an article published in Condo Management Magazine, Tampa/St. Pete Volume 14, Number 41 February 1968, entitled “**Powers and Duties of the Board of Directors.**” This article lays out how a board of directors should conduct its business to discharge its fiduciary duties.

Motion made by DB to adopt as guidance for subsequent boards of directors, AC seconded. All votes in favor.

**CINC:**

RK gave an explanation how the program was being implemented at Ameritech and the benefits to EWS4 for easier communication. He will arrange for a presentation to the new board and perhaps a letter to owner/residents to participate.

DB moved to adopt this and AC seconded. All in favor.

**Note: The meeting had to be adjourned twice due the belligerent actions of a co-owner who to assaulted and harassed the Board and individual members. Due to these disruptions, no Open Forum was possible at this particular meeting. RK to followup with association counsel for a cease and desist letter.**