

**Eastwood Shores 4 Association, Inc.
Organizational and Board of Directors Meeting Minutes
January 17th, 2018 7:00 pm EST**

Call to Order and Notice Verification

1. The Meeting was called to order by Vice President, Andy Bemish at 7:03 pm EST at the Eastwood Shores 4 community pool; and
2. Notice of meeting was timely posted.

Board Members Present:

President, Anthony Charabieh

Vice President, Andy Bemish (via teleconference),

Treasurer, Duane Busa,

- A Quorum was established.
- Robert Kelly, Property Manager, also present.

Old Business:

1. All lights have been repaired from the list of co-owners compiled at the Budget
2. Various violation and courtesy letters will be mailed;
3. There will be further discussion about the Evercondo app and equivalent offerings from our management company, Ameritech.

New Business

1. FPAT is asking to have access to all attics on January 30th for wind mitigation but some owners already did their wind mitigation report and prefer not to give access. Due to access issue, wind mitigation project cancelled;
2. Solar tube modification request denied due to warranty issues with existing roof manufacturer;
3. Water pressure is inconsistent at certain units while other owners report no water pressure issues. There will be further investigation;
4. Security awareness in the community. It is up to everyone to keep an eye out and communicate any suspicious behavior. Other reports of car theft have been identified and we urge everyone to lock their cars at night to avoid any vandalism;

5. Cement damage claim submitted to Duke Energy will be investigated and necessary repairs initiated;
6. Further investigation is necessary regarding the property survey and further fence repairs; and
7. Note: All decisions above were unanimous and moved by Anthony Charabieh and seconded by Duane Busa.

Open Discussion:

Nothing to note.

Next Meeting Date:

The next Board of Directors meeting will be held on Monday, February 18th, 2018, 7:00 p.m. at the Eastwood Shores 4 community pool.

Adjourn Meeting:

Motion to adjourn Board of Directors meeting: Anthony Charabieh Second, Duane Busa. All in favor.

Meeting adjourned at 8:15 pm