

Eastwood Pines Townhomes Association

Website: <https://eastwoodpines.net/>

November 27, 2023

Monthly Meeting of the Board of Directors

Meeting Minutes

- I. The Meeting was called to Order at 7:01 p.m.
- II. Present: Annabelle Catania; Michael O'Rourke; Jean Miller, Frank Capsas,
- III. Treasurer's report
 - A. BB&T Operating Account: \$33,759.30
 - B. BB&T M/M Reserves: \$316,558.98
 - C. Delinquent Maintenance Dues: \$2,102.00
 - D. Total Assets: \$352,420.28**
 - E. \$60K payment to Triumph Roofing went out this month; the difference from quoted price to actual was ~\$20K due to plywood needed to repair roof of Bldg 5
 - F. As noted at the budget meeting, there appears to be a discrepancy with the billing for Waste Connections of Florida. Annabelle will have a meeting with their representative after Christmas. Depending on how much the penalty is, it might be worth it to break the contract and sign with another company.
 - G. The storage boxes will be gone through after Christmas.
- IV. Approval of Minutes from previous meeting
 - A. Jean had some comments which were addressed at the meeting
 - B. Motion to approve by Frank; seconded by Michael. Unanimous approval.

V. New Business

A. Beautification Committee Status Update

- 1.No update at this time

B. Financial Committee Status Update

- 1.Meeting scheduled Saturday 12/30 10AM

C. Rules & Regulation Committee Status Update

- 1.Last meeting to be scheduled

D. Budget/Budget Meeting

- 1.Beverly to send editable copy of budget document to the board members to game out different budgeting scenarios.
- 2.We will need to adjust for a 20% increase in insurance costs

E. Vice Presidency

- 1.Geoffry Pfeiffer has resigned as Vice President. Jean Miller to take over role.
- 2.Motion to approve by Frank; Seconded by Michael. Unanimous approval.

F. Website Update

- 1.Website is back up. The meeting minutes for this year will be uploaded.
- 2.The financials section will be removed per Annabelle, it is password protected to prevent access anyway. If an owner wants access to the financial documents, they can be requested from Beverly.
- 3.We need some new photos for the website, any decent photos of the complex would be appreciated.

VI. Old Business

A. New roofs for buildings 2, 3, 4

1. Triumph Roofing agreed to match the lowest quote. We now need to get them under contract.
2. Total of \$184,238.00 to replace roofs of Bldgs 2, 3, & 4

B. Fences

1. Quote from Maintenance Professionals of Tampa Bay for new vinyl fencing \$1,950 per two units
2. We will have a vote for the owners to replace the fencing

C. Status of Board Certification Course

1. All board members have completed the course

D. Tree Removal

1. We had previously approved a quote from Chuck's Tree Service to remove three oak trees, but they went out of business
2. We have a quote from Oaks Lawn & Tree Service, but only for $\frac{2}{3}$ trees.
3. Beverly will get more quotes

E. Pool Gate Lock

1. No update, Beverly to follow up and provide update next meeting

F. Building Signs

1. New Bldg 6 sign made, to be picked up by Beverly

G. Repair Approvals

1. There is a request for stucco repair to Unit 2915. Quotes to be obtained by Beverly.

H. Landscaping

1.No update

I. Cleaning Beds

1.Per property manager's report, quote obtained from Laurose for \$800

J. Mulching

1.Per property manager's report, quote obtained from Laurose for \$55/yard
for red mulch

VII. Property Manager's Report

A. Beverly noted lots of dollar weed on the property. She will bring this up with
Laurose

VIII. Open Forum

IX. Meeting Adjournment: A motion to adjourn the meeting was made at 8:00 PM by Frank
Capsas and seconded by Michael O'Rourke. The next Meeting of the Board will be
March 20, 2023.