

Eastwood Pines Townhomes Association

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

April 20, 2023

Monthly Meeting of the Board of Directors

Meeting Minutes

- I. The Meeting was called to Order at 6:35 p.m.
 - a. Present: Annabelle Catania;; Jean Miller, Geoffery Pfeiffer, Frank Capsas, Janna Leksa
 - b. Michael O'Rourke arrived at 7:15
- II. Treasurer's Report – Line Items still not moved to correct budget items. Needs follow-through and adjustment.
- III. Approval of Minutes from March 20, 2023 Meeting
 - a. Motion to approve by Frank, seconded by Geoffery. Unanimous approval
- IV. New Business:
 - a. NaturZone
 - i. Christian Dawson (Naturzone representative) present
 - ii. She informed us that rodent control is done monthly, additionally they do spot checks for ants and other crawling insects which is done quarterly.
 - iii. Regarding flags, they are only required by law when doing full lawn treatment and only based on certain products that are used so no signs are required to be placed on the property based on the products being used on our property.
 - iv. Christian passed out the NaturZone service agreement.
 - b. Rules & Regulations Review Committee -- Meeting scheduled for Tuesday May

2nd 2023

- c. Beautification Committee / Elite Soldiers of Foliage Group (ESFG)
 - i. Name chosen by Kevin Imse.
 - ii. Buildings mapped, aerial photos taken, dead foliage marked.
 - iii. An Arborist friend of Kevin's did a walkaround, and said roots are suffocating due to dead leaves and debris.
 - iv. Suggestion from Kevin for edging and pavers for lawns.
 - v. Call for volunteer labor put out by Kevin.
- d. Landscaping - Laurose Lawn Care
 - i. Quote for pulling of dead plants \$3195.00
 - ii. Cost for mulch \$2475.00
- e. Roof Replacement
 - i. Final quotes received from Green Minority/Strategic; Watertight Roofing Services; No 1 Home Roofing; Triumph Roofing; Hi Low Roofing; Arch Roofing; The Roofing Company;
 - ii. Green minority and strategic roofing have undergone a merger, same company now
 - iii. To be reviewed by the board, full review document to be sent on Tuesday 4/25/23
- f. Waste Management. Waste Management (WM) has increased their rates, Beverly to get new quotes from other waste companies
- g. Sealing of Windows and Stucco Repairs
 - i. Done every 4-5 years

- ii. It has been 5 years per Jean
 - iii. Stucco usually done as needed
 - iv. Beverly to get quotes for stucco/window repairs
- h. Unit 1869 Fence Repair -- Resolved per Beverly
- i. Unit 1825 – Front Door
 - i. Owners present - No resolution to roof leak issue. Contractor has not fixed
 - ii. Front door paint is peeling, the paint will be provided by HOA, homeowners will repaint.
- j. Building 3 – pest issue. 1 unit reports roaches, 2 adjoining units report no issues, no other units report pest issues. Determined that this is not a building issue. No issue to be taken by HOA as each owner is responsible for the interior of their unit.
- k. Smoking Pot on the property -- A community member is smoking pot on their back porch, smoke seeping into neighbor's unit.

V. Old Business:

- a. Tree Trimming – Hurricane preparedness -- No quote yet, Beverly to follow up
- b. Pool Gate Lock
 - i. Bolts changed to prevent cuts
 - ii. Lock may need to be replaced as it needs a key to be opened from the inside. This might violate the fire code
- c. Pressure Walking of Sidewalks -- Completed per Beverly
- d. Leveling Cracks in Sidewalk -- Need quote for removal/resetting – Beverly to follow-up

- e. Unit 1873 & 1875 – Water Damage -- Attorney issued response. HOA not liable – resolved.
- f. Unit 2934 – Carport issue
 - i. Not resolved per owner
 - ii. Kevin Imse has recommended a handyman to repair, Beverly to follow up
- g. Unit 2917 – Fence Repair and Other Issues -- Resolved per Janna
- h. Unit 1821 – Repairs to Patio Gate -- Resolved per Beverly
- i. Unit 1845 – Holes in Patio Floor -- Beverly to follow up
- j. Unit 1823 - Fees Received? -- No records of fees received by us per accounting department, Beverly to follow up and get records as Annabelle provided copy of check and letter that was mailed to Ameritech.
- k. Unit 1829 - Front Screen Door - Letter sent to owner
- l. Unit 1823 – Front Porch - Letter sent to owner - inspected by Beverly, looks much better now
- m. Unit 2938 – Grill Removed? Grill has been removed.
- n. Unit 1867 – Mold in Closet – have we heard back from Owner? No response from owner - Beverly to follow up
- o. Hiring of Maintenance Person -- Beverly to follow up with Kevin Imse for hiring of handyman
- p. Spring Fling – April 30, 2023 - Set up at 2 pm
- q. Website not updated
 - i. Website has not been updated for months - per Annabelle they are FIRED
 - ii. Annabelle needs website upload access by next week to upload documents

VI. Property Managers Report

- a. Reserves still not listed accurately, Beverly to follow up and correctly calculate line items
- b. Need to review property signs to make sure addresses are correct

VII. Open Forum

- a. Mr Mark Core-
 - i. Regarding the the property signs, \$250 quote for replacement provided by Mark – he stated he would install them. Once asked if he was licensed and insured, he became belligerent and retracted his offer to install.
 - ii. Question for Michael O'Rourke - receipt seen for \$7K for lift station

VII.a.ii.1. Annabelle and Jean provided answer, this was a project shared between us and another HOA, our costs were not \$7K

VIII. Adjournment

- a. Motion by Mike to adjourn, 2nd by Annabelle. Meeting adjourned at 7:58PM