

Eastwood Pines Townehomes Association Inc.

Board of Directors Meeting

MINUTES

A regular meeting of the Eastwood Pines Townhome Association Inc, Board of Directors will be held on:

Monday, February 24, 2025

7pm

The Meeting will be held in the Pool Area. – Note, moved to 2922 Bldg. 6 due to inclement weather

All residents are welcome and encouraged to attend.

Attended: Kim (AmeriTech), Frank, Mike, Nancy, 3 Homeowners

- I. Call to Order – 7:02pm** Called to order
- II. Treasurer's Report** – Mike did not see the financials that Kim sent on 2/13; Kim will update Mike's email address for future. Frank had looked in to trash costs and indicated those items were resolved.
- III. Approval of Revised Minutes** from October 2024 Regular Board Meeting – still pending
- IV. Approval of Minutes from January 2025 Regular Board Meeting** – approved
 - a. Mike motion; Frank 2nd
- V. Committee Updates**
 - a. Beautification Committee Status Update – no updates to report
 - b. Financial Committee Update –
 - i. 2024 Financial Review Done – Frank has notes from Frank/Mike mtg. Items in question were fixed.
 - c. Rules & Regulations
 - i. Comments on proposed changes – changes have been sent out and posted on website.
 - ii. Vote on proposed changes to take place in May to update Rules & Regs as well as the Declaration. Notification to go out in April to all homeowners to encourage full voting by all eligible members
- VI. Ongoing Maintenance** – Can refer to the excel spreadsheet going forward for specific updates; recommended posted on website; Frank updating

- a. Tree Removal Discussion/Quote Review – see updates in spreadsheet that Frank will add; Kim will ask Paradise Palms to add tree in front of 2956 to the quote.
 - i. Also asked Kim to obtain a revised quote for the gutter repairs.
- b. Lamppost Repair/Replacement Discussion – need final decision; notified that it can not be re-wrapped so either shorten or replace; obtaining final quotes

VII. New Business:

- a. Modification Request Unit 2917 (Door) – need request submitted by homeowner revised; tabled till next meeting
- b. Renegotiation of Spectrum Contract – Frank stated Spectrum will not renegotiate the contract
 - i. Options are to a) stay as is, till end of contract in 5 years b) cancel contract & pay penalty c) pass assessment to buy out
 - 1. Kim recommended looking at budget to see if room in operating costs to absorb options & matter to be reviewed in March meeting.

VIII. Old Business - refer to the ongoing maintenance report for updates

IX. Property Managers Report

- a. Financial Report Sent on 2/14/25
- b. Multiple homeowners in arrears with monthly dues – 2 will receive final letter before referring over to attorney; 1 is still with attorney
- c. 1843 application will table final decision

X. Open Forum

- a. Ebony in Bldg 3 inquired about her water bill which has skyrocketed and she is struggling to get answers/directions to resolve (showing 28k gallon usage and over \$700/mo). Suggestions of who to go to next/what to do provided & she will keep board updated. Appreciated her bringing to board attention so that all neighbors can be aware.
- b. Flood Insurance – asking for what this specifically covers
- c. Pest Control – confirmed yes we have it; outside the homes
- d. Lanai – what is permitted to be done, what not
- e. Need carport fencing quotes for those that are missing the fences to determine what should be done ahead of looking at any HOA wide replacement of fences

XI. Adjourn –

- a. 8:21pm