

**EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

NOTICE

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

Monday, May 20, 2024

at
7:00 p.m.

**The Meeting will be held in the Pool Area, and if you are unable to appear in person, you
may join the meeting via ZOOM using the Information on the next page.**

All residents are welcome and encouraged to attend.

- I. Call to Order
 - i. Members in Attendance: Frank, Mike, Jean, Beverly (Nancy to scribe)
 - ii. Motion by Frank, 2nd by Mike @ 7:15pm
- II. Treasurers Report
 - i. Waived Reading, not prepared
 - ii. Mike said will have by next meeting. Frank's request to provide the last 6 months of monthly expenses vs the 1st 6 months of 2023 monthly expenses
- III. Approval of Minutes from April 2024 Regular Board Meeting
 - i. Jean – minutes did not reflect the request for multiple quotes for the driveway holes repair/replace.
 - ii. Beverly to obtain additional quotes by next meeting
 - iii. Motion to approve with the above amendments – Mike, 2nd Frank
- IV. New Business:
 - a. Beautification Committee Status Update
 - i. Kevin – has 75 shrubs; need to remove the dead ones; Frank & Kevin to convene on next steps & walk property
 - ii. Beverly – call LaRose to remove dead bushes/shrubs near 1851 and dead

grass near 2931

- iii. Kevin mentioned that any other projects for this committee need additional HOA members to participate

b. Financial Committee Update

- i. Waste Connections contract – Frank trying to connect; Beverly to help coordinate a meeting w/Frank for wk of 5/27 or 6/3. Kevin forwarded additional info to Frank via email for review

c. Rules & Regulations

- i. Pause update/review till bi-laws are completed and passed; then rules & regs document will be updated to support any changes within the bi-laws.

d. Landscaping: Patchy Grass & Dead Bushes

- i. See IV a under beautification for update

e. Tree Trimming

- i. We have 1 quote
- ii. Beverly to obtain 2-3 add'l quotes; will hold off on any decisions till then.
- iii. Proposing to trim palm tree near bldg. 2 and trees near bldg. 3
- iv. Nancy – I found these recommended Tree Service companies you can call for quotes:
 - 1. It's All Good Tree Service and Stump Grinding 727.804.0327
 - 2. Bill Holmes ABC 1,2 Tree 727.522.8733
 - 3. Tree Stooges 727.333.0017
 - 4. D & D Tree Service & Hauling 727.851.4535

f. Power Washing & Stucco - South Face Bldg 4

- i. Bill Brown supposed to clean week of 5/20.
- ii. Beverly to confirm with Bill as well if can repair stucco and price

g. Delinquent Fees - Unit 2929 & 2918

- i. No updates – unit owners to speak to Frank if any questions

V. Old Business:

a. New Roofs for Buildings 2, 3, 4 - Resolved?

- i. Resolved – check is pending issuance once funds shifted to appropriate acct

- ii. Beverly – need wind mitigation report and then send to appropriate parties
- b. Carport Fences
 - i. Need the remaining quotes to reflect both types – standard & shadow box
 - ii. Kevin volunteered to review and provide his guidance and recommended reaching out to West Coast Fencing for quote.
 - iii. Recommended White Verander as the color; Standard Panel approx.
- c. Website
 - i. Is up and parts still “under construction” including new documents to be uploaded once completed.
 - ii. Frank – to send out email to all HOA members directing them to the site and including Facebook reminder as well as completion of the special amendment meeting, send in proxies, contact Beverly for new pool keys.
- d. Tree Removal
 - i. 2 trees to be replaced (Bldg 5 and parking lot between 3 & 4)
 - ii. Beverly to get quotes – also see IV e regarding Tree Trimming
- e. Pool Gate Lock - Resolved?
 - i. Resolved
 - ii. Additional keys are with Beverly
 - iii. Replacement Keys will be a \$10 charge
- f. Building Signs - Resolved?
 - i. Resolved; Mike confirmed all are up appropriately.
- g. Holes in Driveway between Building 6 & 7 - Need quotes.
 - i. Initial quote received for both repair and replace.
 - ii. Beverly to obtain at least 1 more quote
 - iii. Board will review once add'l quote obtained. Mike recommended based on initial quote to replace vs repair based on warranty difference
- VI. Property Managers Report
 - i. Beverly – pool bathrooms are fixed
 - ii. Beverly - Gutters have been cleaned
- VII. Open Forum
 - i. Frank – Wasps nests; Beverly to check with Bill Brown for removal or if

in contract with Nature Zone

VIII. Adjournment

Jean – Motion to adjourn, Mike 2nd at 8:10pm