

**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, January 27, 2025**

**7pm**

**The Meeting will be held in the Pool Area.**

**All residents are welcome and encouraged to attend.**

Attended: Jenny (AmeriTech), Frank, Mike, Jean, Nancy, Maureen

- I. **Call to Order** – 7:01pm Called to order
- II. **Treasurer's Report** – Frank noted Spectrum reflected 6% annual increase, but AmeriTech/Frank will review the January bill again to confirm pricing is correct.
- III. **Approval of Minutes** from October 2024 Regular Board Meeting
  - a. Remove the 2953 inquiry; the minutes need to be reviewed again
- IV. **Approval of Minutes** from December 2024 Regular Board Meeting – approved
  - a. Jean Motion to approve, Frank 2<sup>nd</sup>
- V. **Committee Updates**
  - a. Beautification Committee Status Update – no updates to report
  - b. Financial Committee Update – need review of 2024 budget and a meeting needed
    - i. Schedule 2024 Review - Meeting with Frank and Mike set for Feb 7<sup>th</sup> at 6pm
  - c. Rules & Regulations
    - i. Submit changes to the board and offer public comment – Frank to put the proposed changes to our website; Adding statement re: owners are prohibited from planting trees anywhere on the property. Include Leash requirement in the pet section.
- VI. **New Business**
  - a. Leash Violation – 1/17/25; motioned that letter to be sent to unit owner in violation
  - b. Removal of Trees Unit 2962 – see new maintenance document

- c. Removal of Tree in front of Unit 2956 – see new maintenance document
- d. Palm Trimming in front of Unit 2944 - see new maintenance document
- e. Dead Palm between 2 & 3 - see new maintenance document
- f. Tree Trimming Bldg 7 – issue w/quote

**VII. Old Business:**

- a. Hurricane Repairs
  - i. Roof Repairs – sending final letter to Alexi to confirm work done
    - 1. Unit 2926 – We believe it was repaired
    - 2. Unit 2910 – We are unsure
    - 3. Unit 1827 – Alexi was on roof
  - ii. Tree Removal
    - 1. Dead palm between Bldg 2 & 3 – see above
  - iii. Stucco Repair – Painting
    - 1. Side of Building 3, Missing Tile Building 1
    - 2. Repair on 1869 Still pending quote
  - iv. Gutter Repair – 7.5 Total – quotes still pending
  - v. Lamppost Down – quotes still pending
- b. 1869 Repairs – Stucco – see above
- c. Tree Trimming Building 7 – See above
  - i. We need a letter sent to Paradise Palms because paid in Sept \$1,000 but they have not trimmed Building 7

**VIII. Property Managers Report**

- a. Financial Report Sent on 1/14/25
- b. 1 Account with Attorney
- c. Organic matter on Building 4 is still an issue
- d. Danny's Tree Service & Paradise Palms – we have invoices
- e. Keys are ordered
- f. Dogs on Property

**IX. Open Forum**

- a. Jean requested we start calling home owners for late HOA dues to reduce financial issues and arrears accumulating.
  - i. Reported to Jenny, the financials are still not reflecting the 3 checks provided to Kim on 1/23 for one of the unit owners 2929
- b. Send out a reminder (leave on door) to use our website & portals for updates. Jenny informed us there is a portal app coming in March.
- c. Frank requested reviews of the trash line showing nearly double in financial reports & recoding on some line items – will discuss w/Mike in their meeting.

X. **Adjourn –**

- a. Jean motioned to adjourn at 8:10; Mike 2nd