

**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, April 20, 2026

at

8:00 p.m.

The Meeting will be held online via Zoom and at the AmeriTech Offices.

All residents are welcome and encouraged to attend.

- I. Call to Order **7:51pm**
- II. Treasurer's Report
 - a. **Assets are down \$65K for total of \$460K due to flood insurance payout**
 - b. **Reserves are at \$373K**
 - c. **Monthly payments on insurance for property/wind discrepancy due to cancelled/reissued check Feb 23rd**
 - d. **Balance of over 90 day: up to \$18,747 for 3 units- one unit made a payment- still moving forward with foreclosure**
- III. Approval of Minutes from February 2026 Regular Board Meeting
 - a. **Motion by bill, 2nd by Dawniesha. Motion pass**
- IV. Approval of Minutes from March 2026 Regular Board Meeting
 - a. **Motion by Mike, 2nd by Bill- motion passes**
- V. Committee Updates
 - a. Beautification Committee Status Update
 - i **Lounge chairs set up- 4 new ones, 2 older functional ones residents wanted to keep**
 - b. Financial Committee Update
 - i **No update**

- c. Rules & Regulations
 - i No update
- VI. Ongoing Maintenance
 - a. See Maintenance Spreadsheet
 - i No update
- VII. New Business
 - a. Insurance Discussion
 - i Broker Chas from PCS insurance- will get us quotes by May 18th so board can decide on renewal for flood/property insurance
 - ii Can also help with personal H06 policies as well cbarber@pcsins.com
 - b. Painting Quote and Colors Discussion
 - i Lou Phillips- \$115K- best price including pricing for storage unit costs, carport frames, and interior lanai
 - 1 Bill Motion for Lou Phillips painting estimates for townhomes (\$115K) and storage sheds (\$10,500). 2nd by Heather. All in favor-motion passes.
 - 2 Color scheme TBD
 - 3 Re-visit carport rust/sealant paint to eval financials in a month
 - a Motion
 - ii Polson- \$133K
 - iii Golden Brush-\$127
 - c. Paving Quotes Discussion
 - i Motion by Bill to use PLS, 2nd by Dawniesha
- VIII. Old Business
 - a. Towing Contract Update
 - i Brett to send new towing contract, Frank to provide the names for contact
- IX. Property Managers Report
 - a. We're 40 days out on Insurance renewal
 - b. Foreclosures: one unit is set for a hearing May 19
 - c. Completed work: pool bathrooms fixed, valves and gate repaired. Spoke with George to get the fishing lines back up

X. Open Forum

- a. Health department closed pool due to high pH- Brett to call Pool service

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XI. Adjournment 8:53pm

<https://us02web.zoom.us/j/82382063431?pwd=jIIYyMksnrQaexIKMLymkpFm9K7jOp.1>

Meeting ID: 823 8206 3431

Passcode: 501657



