

## Eastwood Pines Townhomes Association

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

July 17, 2023

### Monthly Meeting of the Board of Directors

#### Meeting Minutes

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1. The Meeting was called to Order at 7:00 p.m.
  1. Present: Annabelle Catania; Michael O'Rourke; Jean Miller, Geoffery Pfeiffer, Frank Capsas, Janna Leksa (present via Zoom)
2. Treasurer's report
  1. BB&T Operating Account: \$89,841.27
  2. BB&T M/M Reserves: \$336,159.74
  3. Delinquent Maintenance Dues: \$4,427.00
  - 4. Total Assets: \$430,428.01**
3. Approval of Minutes from June 19 2023 meeting
  1. A motion to approve was made by Frank, 2nd by Jean. Unanimous approval.
4. New Business
  1. Beautification Committee Status Update
    1. Kevin Imse was available to give us an update. On Saturday, a work party was formed to clear some of the plant beds of vegetation. The vegetation was extremely thick and difficult to pull out, it would take the work party an excessive amount of time to clear the beds.

2.It was suggested that we get Larouse Lawn Care to clear the vegetation, as our contract states they are responsible. They are disputing this text of the contract. We will review and get a quote for clearing the vegetation.

2. Financial Committee

1.Zoom meeting set for July 27th at 7PM to review the financials.

3. Rules and Regulations Review

1.An initial draft was completed by the committee and reviewed by the board. Copy of the draft included below. The committee will need to review and make changes for the Board to make a final review and then the final proposed document will need to be approved by the Owners.

5. Old Business

1. Status of Board Certification Course: Frank is the only board member who has not gotten the certification. He is in contact with the course providers and will sign up for the next available class.

2. Tree Trimming

1.Last palm tree trimming was last year

2.Beverly to get a quote for tree trimming

3. Pool Gate Lock

1.Beverly has been doing research on different methods and getting quotes.

To be followed up on next meeting

4. Hiring of Maintenance Person

1. Kevin Imse is working with Bill Brown, Beverly is pursuing other options as well

5. Building Signs

1. Done per Kevin and Beverly

6. Waste Management

1. To be addressed by the Finance Committee

7. Removal of Grill by Dumpster

1. Done

8. Unit 2922 - Removal of Bushes

1. Owner is in contact with Larouse for the removal of bushes

9. Fall Pot Luck

1. Date set for October 21st, there will be a late-afternoon potluck followed by a movie night on a projected screen

2. Need to decide on a movie, must be family-friendly

10. Fall Community Yard Sale

1. November 4, 2023: 9 a.m. - 12:00 pm

2. We need to check if Pinellas County laws require a permit for a community yard sale

3. Sign-up sheet must be created

6. Property Manager's Report

7. Open Forum

1. Carport 2934 - Holes in carport still not resolved, Kevin Imse will look at

2. Back carport fences - Most are in poor shape – discussion was had regarding changing the fences to a material that is more sustainable.

8. Meeting Adjournment: A motion to adjourn the meeting was made at 8:03 PM by Michael O'Rourke and seconded by Jean Miller. The next Meeting of the Board will be August 21st, 2023.