

**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, November 18, 2024

at 7:00 p.m.

The Meeting will be held in the Pool Area.

All residents are welcome and encouraged to attend.

- I. Call to Order – **7:01pm, in attendance: Frank, Mike, Jean, Phil (Ameritech) & Nancy**
- II. Treasurer's Report- **Didn't get the past month's financials per Mike. Need a follow up on the report for next meeting. Discussed the approx. \$20k in HOA fees, Frank notified Phil to send out letters to all those at 60 day mark and beyond. Phil recommended that letters be sent at the 30 day mark going forward, Frank will review and consider**
- III. Approval of Minutes from October 2024 Regular Board Meeting – **will review the minutes for Oct & Nov at the December meeting**
- IV. Committee Updates
 - a. Beautification Committee Status Update – **no update**
 - b. Financial Committee Update
 - b.i. Budget Meeting Review – **Jean & Frank reviewing some discrepancies and potential areas for improvement such as removing flood coverage, reviewing the costs for Ameritech, etc.**
 - b.ii. **Jean noted 10% increase in insurance**
 - c. Rules & Regulations – **the documents are uploaded to the website and recorded; Jean requested that the signatures be visible on any uploads to the website.**
 - c.i. **Next Meeting to be Scheduled – scheduled for Jan 8th at Nancy's house, 6pm**
- V. New Business:
 - a. Unit 1873 - Threatening to sue over old sewer dispute: **Per Ameritech, no action needed till/if letter from attorney is received as this was previously addressed.**
 - b. Unit 1845 - Loud car exhaust: **Frank asked unit owner to reach out to tenant. Will see if further complaints are lodged before taking any next steps.**
- VI. Old Business:

a. Hurricane Repairs

a.i. Roof Repairs – **Beverly to connect with company to review/make repairs of the impacted unit. Adding Unit 1827 to this list as well. Jean notified board she has a company that will do a Drone areal view of the property if needed.**

a.i.1. Unit 2926

a.i.2. Unit 2910

a.ii. Tree Removal

- **Bldg 4 – check the leaves/branches; appear to be re-growing.**

- a.ii.1. West end of Bldg 6- **corrected this is to be bldg. 7. Need to call Duke and see if they are responsible. West End was done?**
 - a.ii.2. Dead palm between Bldg 2 + 3 – **Still needs to be addressed**
 - a.iii. Stucco Repair – Painting – **Bldg 3 needs touch up paint, Beverly to call Alex**
 - a.iv. Gutter Repair - 7.5 total – **Bldg 2 in front, Bldg 5 in front; Rear Bldg 6 and 7. Unit 1853 eaves are loose, Ameritech to propose fixes/quotes etc.**
 - a.v. Lamppost Down – **we have 1 quote for \$550 to fix; Ameritech to obtain at least 1 more quote**
 - b. Unit 2918 Payment from Estoppel - **Received**
 - c. Unit 2929 Payment Review – **Unit Owner provided the checks for 2 months at the meeting**
 - d. 1869 Repairs - Stucco - Quotes Needed – **not sure if this is diff than iii above but Ameritech to obtain 3 quotes by next meeting**
 - e. Carport Fences - Final Vote –
 - e.i. **The final budget HOA due vote on Fri 11/22 will help determine.**
 - e.ii. **Unit owner 1853 suggested that the carport fences be the responsibility of the homeowners as a potential option to consider**
 - f. Tree Trimming Building 7 - Update Needed – **stated that the vendor is coming back to complete? No date as to when was discussed**
 - g. Dumpster Dumping - Ideas Needed
 - g.i. **Unit Owners suggested looking in to a fence to surround the dumpsters with keys for homeowners.**
 - g.ii. **Move the sign at the dumpster by bldg. 4 to be in front of dumpster**
 - g.iii. **Add motion lights**
- VII. Property Managers Report – **Phil provided review**
- VIII. Open Forum
 - a. **A couple of unit owners expressed concerns & displeasure with our financial state:**
 - a.i. **Review the requirements for electrical meter replacements, large budget item**
 - a.ii. **Lawn Service – quality is going down it appears; what is our agreement for, how many cuts – are they doing that. Unit owners do not believe they are.**
 - a.iii. **Frank confirmed that our cable contract includes a yearly increase.**

- a.iv. Requested a written list of items that AmeriTech is responsible for and then what additional items at what additional fees do they charge.
- a.v. Requested that going forward board is more assertive and diligent with obtaining quotes and communicating.

IX. Adjournment – 8:14 Mike motioned to adjourn, Frank seconded.

Side Note: Following the meeting it was confirmed by Phil that Beverly would no longer be the Ameritech Representative for Eastwood Pines. Our new representative will be appointed and attend the Friday 11/22 vote.