

**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, September 23, 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 – **Attendance: Frank, Nancy, Mike, Jean (via phone), Jenny Kidd**
 - a. **Call to Order at 6:59pm**
- II. Treasurer's Report
 - a. **2918 – still waiting for \$ from title company from sale of unit**
 - b. **Outstanding dues still owed from 2923 & 2929 in excess of \$5,000 – Frank approved letter to be sent to 2923 from attorney and 2929 needs additional review**
 - c. **Mike indicated nothing else unusual in the finances**
- III. Approval of Minutes from August 2024 Regular Board Meeting – **Frank reviewed and forwarded the revised minutes. Mike motion to approved; Frank seconded**
- IV. New Business:
 - a. Beautification Committee Status Update – **no update, plan still to take out & replace dead bushes where needed. Contractor came and removed tree near pool.**
 - b. Financial Committee Update – **Trash contract was completed; budget meeting scheduled for 9/30 @ Ameritech ofc w/board to include review of 2025 HOA dues**
 - c. Rules & Regulations - Deferred until 2nd vote - Update Needed
 - **Waiting for December; need bylaws filed & recorded (Jenny confirmed on site they were not yet recorded)**
 - d. Southstate Bank Approval – completed
 - **Board will have ability for additional functionality on the portal as needed. Confirmed the bank supports the law changes. Homeowners can view their own account on the portal. Mike motioned, Jean 2nd and all board voted yes.**
- V. Old Business:

a. 1869 Repairs – Stucco

- **Confirmed the stucco repair is HOA responsibility**

b. Carport Fences - Final Quotes

- **FL Fence quote for 5ft high privacy & JJ Specialists is for 6 ft no opening**
- **Discussed replacing the 8 units (4 of which are needed) with current product would cost \$10,400 or spend \$12k to do the vinyl breeze fence now.**
- **Board decided to pause the fence discussion till after hurricane season and the budget planning for 2025 to determine best spend/options. Will go to vote with the HOA members once options are narrowed down.**

c. Website - Financial Docs Needed

- **Confirmed financial docs will need to be uploaded and will determine which specifics docs are required. Deadline is by end of December.**

d. Tree Trimming Building 7 - Update Needed

- **Paradise Palms confirmed they will honor quote and trim trees around Building 7**

e. Dumpster Dumping - Contact Other HOAs

- **Beverly contacted the other HOAs**
- **Frank emailed all unit owners**

VI. Property Managers Report

- **Lawncare complaint from unit owner re using her spicket**
- **Side of Building 2 – take down vines on east side of building**
- **Building 6 – dollar weed is creeping up**

VII. Open Forum – N/A

VIII. Adjournment

- **Mike motioned, Frank 2nd at 7:54pm**

