

**Eastwood Pines Townhomes 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, April 28, 2025**

**7pm**

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

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

Attended: Kim (AmeriTech), Frank, Mike, Jean via phone, Nancy, Homeowner (Maureen)

**I. Call to Order – 7:08pm Called to order**

**II. Treasurer's Report –** Mike will review these issues prior to next meeting

- a. 3<sup>rd</sup> month operating costs are off
- b. 2 units in arrears on dues, send to attorney - still
- c. Laurose Invoice 22579 – sprinkler 3612 & 3709 – we think this is an error, those units don't exist
- d. City of Largo Reclaimed Water Bill – double from previous month

**III. Approval of Revised Minutes from March 2025 Regular Board Meeting –**

- a. Will review once the board is seated

**IV. Committee Updates**

- a. Beautification Committee Status Update – no update
- b. Financial Committee Update – No Update at this time
- c. Rules & Regulations
  - c.i. Comments on proposed changes – LAST CALL – No vote needed; board can vote
  - c.ii. Vote on May 19<sup>th</sup> – officially enacted

**V. Ongoing Maintenance – See the Maintenance Spreadsheet**

## **VI. New Business**

- a. PCS Insurance Info Session/Discussion–
  - a.i. Presentation; need to review for decision for flood
    - a.i.1. Board made decision to write the policy motion by Mike and Frank & Jean 2<sup>nd</sup>
    - a.i.2. Kim was following up on the check once the final decisions to move all insurance over to them in addition to the flood.
- b. Unit 1853 Fence/Other Fence Replacements
  - b.i. Unit owner unhappy; need modification request & will review only once this is received
- c. Condo Association Class Group Signup
  - c.i. Frank doing the group deal; members of board must complete
- d. Cutright Proposal – Dennis is putting together a proposal for all items to include carport issues, fence issues/repairs, shed issues/repairs
- e. Holes in Carport Roof – specifically building 6
  - e.i. Could be problematic to replace
  - e.ii. Asking for quotes per building, including demolition as an option

## **VII. Old Business:**

- a. Lamppost Repair/Replacement Quotes Needed -
  - a.i. Dennis will not touch the lamppost, he proposes replacing it. Kim will check with one other vendor to put it back up and obtain quote from Dennis to replace.

## **VIII. Property Managers Report**

- a. We are good

## **IX. Open Forum**

- a. **Kim will create a zoom link and invites will be sent out to HOA and board to utilize Zooms going forward.**
  - a.i. **Kim will call Board Members to appoint position.**

a.i.1. **Mike asked to be VP and Frank is President –  
the other seats are open for the other Board  
Members to occupy**

- b. **Teenage boy on scooter, not a resident, hopping fence @ pool and verbally abusive to residents. Please report to HOA board and police if encounter**
- c. **Using George to put the owls out by pool**

**X. Adjourn –**

- a. 8:32pm Mike Motion/Frank 2nd