

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, March 24, 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, Homeowners (Bob, Donna, Donesha, Brenda, Maureen, Bill, Janice)

I. Call to Order – 7:03pm Called to order

II. Treasurer's Report –

- a. 4 overcharges for garbage last month
- b. 2 units in arrears on dues, send to attorney
- c. Correcting pest line on treasurer's report

III. Approval of Revised Minutes from October 2024 Regular Board Meeting –

- a. Approved; Motion Mike, Frank 2nd
- b. Will upload to website

IV. Approval of Minutes from February 2025 Regular Board Meeting –

- a. Approved; Motion Mike, Frank 2nd
- b. Will upload to website

V. Committee Updates

- a. Beautification Committee Status Update –
 - a.i. Unit 2919 remove bush in front
- b. Financial Committee Update – No Update at this time
- c. Rules & Regulations

- c.i. Reminder that proposed changes are up on website for public comment
- c.ii. Vote for changes will take place at the May 19th HOA Meeting; notice will be mailed out & posted 14 days prior

VI. Ongoing Maintenance – Can refer to the excel spreadsheet going forward for specific updates; recommended posted on website; Frank updating

- a. Tree Removal Discussion/Quote Review –
 - a.i. Bay to Bay quote \$1,300: 2962 Carport, 2962 front; West Bldg 7 trim Sabel; 2956 remove tree; East Bldg 2 remove dead palm
- b. Lamppost Repair/Replacement Discussion –
 - b.i. Approved quote to fix lamp post. Kim to schedule work.
- c. Carport Fence Repair Quote
 - c.i. Kim is awaiting responses

VII. New Business

- a. PCS Insurance Info Packet –
 - a.i. Reviewing reduced rates offered to include what do we get and what we no longer get. Invited PCS agents to next board meeting.
- b. Replacement of Pool House Bathroom Locks to Match Pool Gate
 - b.i. Work approved & Frank signed for cost
- c. Black Refrigerator Dumped between Bldg 3-4
 - c.i. It is now gone/removed; garbage/dumpsters continue to be ongoing problem
- d. Fire Extinguisher Inspection Quote –
 - d.i. Quote is for recertification which does not include replacement; \$452.34 approved & signed for payment
- e. Water Leak Bldg 4 Front (Unit 1839-1841) on 3/17/25 –
 - e.i. No one has come out yet; Kim to continue to call

VIII. Old Business:

- a. Modification Request Unit 2917 (Door) –
 - a.i. homeowner submitted mod request. Vote passed to approve.

b. Renegotiation of Spectrum Contract –

b.i. Continuing to reach out for additional opportunities/discussion

IX. Property Managers Report

- a. Kim sent out 3/14; 0 accts w/attorney, 2 accts @ 90+ days – 1 will be sent to attorney; 0 apps this month.
- b. Gutters – Frank approved the repair & then asked about the other 2 units that were not on the report/request – Kim will inquire. Gutter Man = \$1,800
- c. Spigott for 2921 – board offering to split cost with homeowner (\$500)
- d. Continuing Ed for Board Members need to be completed by June. Frank will conduct search for classes.
- e. 1843 application will table final decision

X. Open Forum

XI. Adjourn –

- a. 7:58pm Mike Motion/Frank 2nd