

**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, June 24, 2024**

at  
7:00 p.m.

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

*All residents are welcome and encouraged to attend.*

*Attending: Frank, Beverly, Mike, Nancy*

- I. Call to Order – 7:04pm by Frank, Mike 2nd
- II. Treasurer's Report –
  - a. Garbage/Waste costs stand out and should be reviewed further for opportunity to reduce
  - b. Need more time to review last 6 month expenses vs last year
  - c. Reviewing the line items that reflect actual exceeding the budget – 2 line items stand out are insurance ones.
  - d. YTD #s are in line, however future month actuals could create concern.
  - e. All roofing is up to date
- III. Approval of Minutes from May 2024 Regular Board Meeting – Mike motion, Frank 2nd
- IV. Approval of Minutes from May 2024 Special Amendments Meeting – Mike motion, Frank 2nd
- V. New Business:
  - a. Board of Directors Vote on Special Amendments – Vote was Yes; Mike Motion, Frank 2nd
  - b. Beautification Committee Status Update – Kevin & Frank planted some bushes, no other update at this time. Will circle back at next meeting; look for more volunteers.
  - c. Financial Committee Update – Frank to meet with waste management company re: 60% price increase.
    - Beverly to obtain additional quotes

- Lift station invoice (sewage) approved
- d. Rules & Regulations – postponed till August/September as updates to by-laws from special amendment meeting to be printed/distributed 1<sup>st</sup>.
- e. Unit 2918 Deferment of Lien – homeowner met w/Board at meeting.
  - Will review status at the September Board meeting
- f. Wind Mitigation Reports Needed – Beverly obtained on 6/24/24
- g. Proof of Insurance Needed – still in progress
  - Beverly to obtain and advise board of status
- h. Tree Trimming - Quotes Needed – reviewed quotes
  - Proper Tree Cut wants to meet on site but the cost significantly higher
  - Paradise Palm quote was reviewed and Mike motion; Frank 2<sup>nd</sup> to use the \$2,750 quote for services outlined.

#### VI. Old Business:

- a. Stucco Repair - South Face Bldg 4 – FIXED
  - Bev authorized company to put fan and dehumidifier in unit
  - Approx \$3,900 to remediate the interior; Beverly to seek another quote
  - Frank will approve above quote if no other quote received by 6/30.
- b. Carport Fences - Quotes Needed
  - Fence Company quote \$65,716 approximate for entire association (56 units)
  - 3 Urgent carports to be repaired which means 6 units to be done in 1<sup>st</sup> phase
    - Beverly/Frank to identify specific unit #s (2958, xxxx, xxxx)
  - Frank motioned to agree to quote and do initial phase not to exceed \$7,500 for the 6 units and can begin. Mike 2<sup>nd</sup>
    - Beverly to arrange work, notify home owners
  - Remainder of units will be reviewed and timeline established for replacement in a phased approach
- c. Website – Frank to communicate with Annabelle to resolve
  - Future Agenda, Minutes, Financials and other items pertinent to the Association will be accessible on this site.
- d. Pool Gate Lock - New Keys – Appears most homes have obtained the new key
  - Beverly to send out 1 final email to Association members reminding them how to request and obtain key

- e. Holes in Driveway between Building 6 & 7
  - Mike motioned, Frank 2<sup>nd</sup> to go with the overhaul of the driveway vs patch option
  - No pending quotes but require 1 more additional quote before signing off; Beverly to obtain
- VII. Property Managers Report- My Safe Florida Pilot Program to be reviewed by board and discussed at July Board Meeting for any action if necessary
- VIII. Open Forum – Replacing the chairs at pool as ones at the tables are aged and need replacing. Frank will look for chairs at Walmart, Lowes.
  - Jean likely to resign, looking for another Homeowner to join the board
- IX. Adjournment – Mike motioned to adjourn at 8:02; Frank 2<sup>nd</sup>
  - Next Meeting Monday, July 15<sup>th</sup> 7pm