

Eastwood Pines Townhomes Association

Website: <https://eastwoodpines.net/>

May 25, 2023

Monthly Meeting of the Board of Directors

Meeting Minutes

1. The Meeting was called to Order at 7:00 p.m.
 - a. Present: Annabelle Catania; Michael O'Rourke; Jean Miller, Geoff Pfeiffer, Frank Capsas, Janna Leksa
2. Treasurer's Report: To be moved to end of meetings per Annabelle
3. Approval of Minutes from April 20th 2023 meeting
 - a. Frank made motion to approve, Annabelle 2nd, unanimous approval from board
4. New Business:
 - a. Insurance: Dan Danaher (representative of Statewide Commercial Insurance) was present. He is soliciting quotes for the renewal of our property insurance. So far, only two quotes have been obtained.
 - i. Current coverage from Lloyds of London: 5% hurricane deductible per building, \$25K deductible all other wind, \$5K deductible all other peril, ordinance and law full coverage ABC with \$1 million limit. This policy will expire later this year, and cannot be renewed on these terms.
 - ii. Current provider (Lloyds) new proposed coverage: 5% hurricane deductible per location (entire complex, this would be about \$400K), \$50K deductible all other wind, \$5K deductible all other peril per location, ordinance and law full coverage ABC with \$1 million limit. Quote is for \$107,160 (25% increase from last year).

- iii. 2nd quote from Clear Blue Specialty Insurance: 5% hurricane deductible per occurrence per building; \$5K deductible all other peril per building; \$5K deductible all other wind per building, ordinance and law full coverage ABC with \$1 million limit. Quote is for \$129,700
 - iv. These options are to be further reviewed by the board, decision to be made next week.
- b. Alexy arrived, he stated that roof repairs to buildings 1, 5, and the pool house are done. Building 6 will be completed by Saturday (possibly delayed due to weather).
 - c. Repairs vs Modifications - how to deal with each
 - i. In case of emergency, the property manager (Beverly Neubecker) needs to be contacted.
 - ii. Non-emergency repairs and modifications also need to be sent to the property manager.
 - d. Rules & Regulations Review Committee Status Update
 - i. Two meetings have been held, next meeting on June 2nd.
 - ii. Hoping that draft of rule changes to be presented at the next board meeting
 - e. Beautification Committee Status Update
 - i. Kevin Imse not present, no update at this time
 - f. Accessing Our Roofs
 - i. All personnel on the roof must be licensed professionals, no homeowners are allowed on the roofs.
 - ii. Permission must be granted before access

g. Unit 2922 - Modification Request

- i. Request for the removal of bushes/shrubs and adding pavers or a cement block to the front patio/entryway area. Motion to approve by Geoff, 2nd by Annabelle. Unanimous approval by the board.
- ii. Additional request to allow different paint colors, to be reviewed by the Rules and Regulations Committee
- iii. There was also a request to trim the tree branches outside of Building 6, this is to be addressed with the rest of our tree trimming.

h. Building 5 - Interior Roof Repairs

- i. Three out of four units had their ceiling affected. Unit 1823 had their ceiling collapse last week. The owner got a quote for \$775 to repair the ceiling, motion to approve by Frank, 2nd by Jean, unanimous approval by the board.
- ii. Beverly to get quotes for the other two units.

5. Old Business:

a. Tree Trimming - Hurricane Preparedness

- i. Quotes obtained from Proper Cut Tree Care (\$4975), Chuck's Tree Service (\$3000), Andrew's Tree Care (\$8500/\$5000)
- ii. Motion to approve quote from Chuck's Tree Service by Geoff, 2nd by Annabelle. Unanimous approval by board.

b. Pool Gate Lock -To be followed up by Beverly and Annabelle

c. Hiring of Maintenance Person

- i. Kevin Imse and Beverly conferring, to be addressed next meeting

d. Building Signs

- i. According to the property manager's report, new signs have been ordered.

e. Roof replacement

- i. Roof repairs to Buildings 1, 5, and the pool house are done. Building 6 will be completed by Saturday (possibly delayed due to weather).

f. Waste Management Quotes

- i. 3 quotes obtained; Solar Sanitation (\$910); Waste Pro (\$597.87); Republic Services (\$576)
- ii. The quote from Republic Services has a start-up fee of \$286.74 for the first month, and appears to only be 1x 4yd and 1x 6yd dumpster (we currently have 2x 4yd and 1x 6yd)
- iii. The quote from Solar Sanitation is a 5 year contract with 7-10% annual increase.
- iv. The quote from Waste Pro has a start-up fee of \$255 for the first month
- v. Motion from Frank to approve Waste Pro quote, 2nd by Annabelle.
Unanimous approval by the board.

g. Sealing of Windows and Stucco Repair Quotes

- i. According to property manager's report, Breon reviewed and stated he did not see many that needed attention right now. He also provided a quote for \$100 per window including product and painting of the area.
- ii. Quote obtained from Painters In & Out LLC for the caulking of windows and doors 52 units (260 windows and 110 doors) for \$20,350. Additional

quote for removal and replacement of up to 100 sq feet of stucco for \$3000.

iii. Since not many windows are in need of repair, the board decided to hold off on doing any repairs.

h. NaturZone

i. Paper from NaturZone included in packet to remind everyone of the services offered by them.

i. Unit 1825 - Front Door – need update from property manager

j. Leveling Cracks in Sidewalk

i. According to property manager's report, Breon took care of all unlevelled areas he found, but there is one section that may need replacement. He will provide a quote

k. Unit 2934 - Carport Issue

i. Still not resolved, to be resolved by Beverly before next meeting

l. Unit 1845 - Holes in Patio Floor

i. Quote being obtained from Terry Elias

m. Unit 1823 - Fees Received (yes)

i. Fees received, to be dropped from agenda

n. Unit 1829 - Front Screen Door

i. Screen door fixed, to be dropped from agenda

o. Unit 1867 - Mold in Closet

i. No further contact from unit owner, to be dropped from agenda

p. Website Access

i. Obtained by Annabelle

6. Triumph Roofing Quote

- a. We previously approved via email, but need an approval in person recorded on the record. Unanimous approval by the board

7. Meeting Adjournment: A motion to adjourn the meeting was made at 8:02 PM by Jean Miller and seconded by Michael O'Rourke. The next Meeting of the Board will be June 19, 2023.