

**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, July 15, 2024

at
7:00 p.m.

The Meeting will be held in the Pool Area.

All residents are welcome and encouraged to attend.

*Attendance: Beverly, Mike, Frank, Jean, Mr. Valez – homeowner in Bldg 7,
Nancy*

- I. Call to Order – 6:57pm
- II. Treasurer's Report –
 - a. Duke Energy – noticed billing 2x/month
 - b. Reviewed the arrears with HOA dues
 - c. Attorney Fees – we didn't budget for this, Ameritech charges for mailing & another small charge not sure what for, Beverly will review and report in nxt meeting
- III. Approval of Minutes from June 2024 Regular Board Meeting – approved motion by Frank, 2nd by Mike
- IV. New Business:
 - a. Beautification Committee Status Update
 - Frank did some weeding
 - Bush near building 6 needs to be taken out
 - Jean reported tree in front of her building is dead
 - b. Financial Committee Update
 - Waste Connections – 51% increase since 9/21; inconsistent billing
 - Frank has quote from Waste Pro - \$730 vs current \$1,152/month
 - Frank to confirm terms & pricing on special pick ups before switching to Waste Pro

- Mike state he didn't receive June's statements from WC

c. Rules & Regulations - Deferred until 2nd vote –

V. Old Business:

- a. Unit 2918 Deferment of Lien – in process of resolving; closing on new buyer is 2nd week of August
- b. Building 4 Mold – in remediation phases; Beverly to contact dry wall status; flooring complete, invoice expected to be approx. \$5k for all work
- c. Wind Mitigation Reports Needed – all completed, need to post & provide to any homeowners requesting it
- d. Proof of Insurance Needed – Beverly to reach out and get the policies to then post as needed
- e. Tree Trimming - Done?
 - Palm Trees are done
 - Trees near bldg. 7 do not look good
 - Owner of end unit confirmed he is taking down tree in his lanais on his own
 - Tree(s) near building 4 need to be reviewed
- f. Brick – need quote & plan for building 5
- g. Fences - Vote Needed
 - Needs to be put to vote – expected for October meeting
 - Will present 2 options w/pics to the HOA members
 - Bev to obtain specialty & solid quotes from FL Fence to have info for Oct vote
 - Costs will be included in the 2025 budget
 - Plan to do 2 units at a time based on urgency/need. Starting with 6 total units as 3 have been identified as highest of urgency
- h. Website - Currently Down
 - Annabelle established thru GoDaddy acct. Not all files transferred.
 - Annabelle communicating with Frank for fix/status update
 - Frank meeting w/Annabella 7/18 – work in progress
- i. Holes in Driveway between Building 6 & 7 - 2nd Quote Needed
 - Rose quote \$17,125
 - PLS quote \$17,139
 - Mike motioned to approve PLS; Jean 2nd
 - Frank to sign & Bev to notify PLS of approval and obtain

dates and communication to go out to Homeowners

VI. Property Managers Report

- a. Financials were emailed to Board
- b. Mr Valez requested 3 parking spaces; Board not able to approve. Guest parking is 1st come 1st serve.
- c. 2958 needs shed repair
- d. Keys have been distributed; any still needing need to contact Beverly
- e. Review notice/termination terms for the waste management
- f. Unit 2929 furniture & Unit 1875 4 tires

VII. Open Forum

- a. Frank to purchase 6 poolside chairs and will be reimbursed
- b. Beverly to send notice re the dumpsters
- c. Discussed placing motion sensor lights near all dumpsters to try and deter non residents from placing their garbage in dumpsters as well as residents from placing items not belonging in dumpsters.

VIII. Adjournment

- a. 8:08pm Jean motion, Mike 2nd