

Eastwood Pines Townhomes Association

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

October 2, 2023

Monthly Meeting of the Board of Directors

Meeting Minutes

1. The meeting was called to Order at 7:01 p.m.
 - a. Present: Annabelle Catania, Michael O'Rourke, Geoffery Pfeiffer, Jean Miller
2. Treasurers Report
 - a. BB&T Operating Account: \$43,126.17
 - b. BB&T M/M Reserves: \$301,274.40
 - c. Delinquent Maintenance Dues: \$2,042.00
 - d. Total Assets: \$346,442.57
3. Approval of Minutes from previous meeting
 - a. A motion to approve was made by Mike, Anna seconded. Unanimous approval by the board.
4. New Business
 - a. Beautification Committee Status Update
 - i. Date needs to be set for meeting, Kevin not present and is needed to set date
 - b. Financial Committee Status Update
 - i. Meeting set for 10/18 at 7pm, location Ameritech, Frank to post notice on door
 - ii. Monday, October 9, Anna and Mike to meet to discuss financials
 - c. Rules & Regulations Schedule Next Meeting
 - i. Next meeting to be held on 10/10
 - d. New Roofs for Buildings 2, 3, 4
 - i. Ask Triumph Roofing to match lowest price quote from Strategic Roofing, Bev to send email to Triumph to match, then will set time to schedule after budget meeting
 - e. Fences
 - i. Need more sustainable product compared with the wooden option, compare vinyl v. composite options instead of wood and prices of each
 - f. Carports
 - i. Kevin to get quote on replacement with pitched carports
5. Old Business
 - a. Status of Board Certification Course
 - i.

- b. Tree Removal
 - i. Remove 1 Laurel Oaks between unit #5 because ants killed the tree, Remove 1 Laurel Oaks between unit #4 and #3 because Ants Killed the tree, Oak tree in front of building #6 is also an issue and possibly needs removed. Oaks Lawn & Tree Services, Corp. quoted \$2,800.00, Chucks Tree Service quoted \$4,800.00. Motion to Approve work by Chucks Tree Service made by Mike, seconded by Geoff.
 - c. Pool Gate Lock
 - i. Call is in to Smith Fence for a quote on replacement mechanism and replacement of fence
 - d. Building Signs
 - i. Building 6 sign is still incorrect
 - e. Modification Request- Unit 1853
 - i. Improvement looks good, nothing to report
 - f. Fence Unit 2938
 - i. Has not been replaced yet, quote is for \$595 to replace w/ wood, holding off a few months to consider vinyl option once quotes are received
 - g. Repair Approvals
 - i. Need to replace pool floatation device, Kevin has a spare pool floatation device and can replace
 - h. Landscaping
 - i. Cleaning Beds & Mulching
 - 1. This will be discussed at upcoming budget meeting to be accomplished in the spring, Mike discussed the need for removal of tree at 2956, Kevin offered services to remove
 - i. Fall Potluck and Family Movie Night- Saturday, October 21, 2023- Beginning
 - i. Need for a Bluetooth speaker for movie, Kevin to bring buffalo chicken dip
 - j. Fall Community Yard Sale- November 4, 2023- 9 am-12 pm
 - i. Frank to post sign up sheet, Nancy going to put together flyer and place on residents doors
6. Property Managers Report
- a. Dog Waste Stations
 - i. AWO dog stations being considered for dog waste, 3 dog stations/trash stations, no need at this time, not a huge issue for the community
 - b. Broken Pool Area Fan
 - i. Correspondence received regarding broken fan in pool area, fan was turned on and was kept on, Kevin turned off, questions related to whether or not fan was covered under warranty, light on fan still works, no need to replace with new fan at this time
 - c. Sidewalks
 - i. \$2,100 for repair or two areas where sidewalk has broken (Kevin to get a quote, possible email vote to approve needed)

- d. Unit 2915 Window Repair
 - i. Possible issue with seal needing to be cast, questions regarding Association responsibility, questions needed to be answered about whether unit owner replaced windows? Ultimately need more information from unit owner
- 7. Open Forum
 - a. Resident of building 6 asked about 2958 Roofing Issues (Building 7)
 - i. Roofing issues need to be reported to Bev with AmeriTech, questions about cause of damage and length of time the damage has existed, need further information from unit owner to make determination
- 8. Adjournment
 - a. A meeting to adjourn the meeting was made by Mike and seconded by Geoff. Next meeting of 10/16 is cancelled, 11/20 is next meeting of the board