

**EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

NOTICE

A regular Meeting of the Eastwood Pines Townhome Association, Inc. Board of
Directors will be held on:

Monday, June 16, 2025

at
7:00 p.m.

The Meeting will be held online via Zoom.

All residents are welcome and encouraged to attend.

Attended: Frank, Dawniesha, Bill, Wendy, Richard)

- I. Call to Order
 - a. 7:36PM
- II. Treasurer's Report
 - a. Ameri-Tech Invoice 'Delivery/Pick Up of Records to Ameri-Tech' - Richard will look into this
 - b. 7 Delinquent accounts (5 less than 30 days). Oldest one is in arrears and is up for sale
- III. Approval of Minutes from May 2025 Regular Board Meeting
 - a. Bill Motion, Wendy 2nd
- IV. Committee Updates
 - a. Beautification Committee Status Update
 - a.i. 1851 Request to plain front garden. Frank to get with resident, Kevin
 - b. Financial Committee Update
 - b.i. Set Preliminary Meeting
 - b.i.1. To review budget for 2026, Sept 19 Budget workshop to be confirmed with other board members
 - c. Rules & Regulations

c.i. Updates to be drafted: on the committee are Jean, Nancy, Frank

V. Ongoing Maintenance

a. See Maintenance Spreadsheet

a.i. Repair of Gutter Bldg 5 / Unit 1827

a.i.1. Still need to be negotiated with vendor to get a quote

a.ii. Cutrite Quote

a.ii.1. New quote needed for shed replacement with regular wood

a.ii.2. Clarification needed for fence quotes, currently \$5800/unit

(Still in process of obtaining quotes) VI. New Business:

a. Result of Amendment Vote (Article 5.5.2 Pets Policy Update)

a. 19 yes votes, 3 no votes (only 17 yes votes needed)

VII. Old Business

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a. City of Largo Water Bill - Leak Update Needed (Richard will look into this)

VIII. Property Managers Report

a Give Richard 24 hours to respond to non-emergent requests. Call/text messages are preferred.

IX. Open Forum

X. Adjournment 8:14pm Motion by Dawniesha, 2nd by Bill

Zoom Meeting Link:

<https://us02web.zoom.us/j/89043061304?pwd=FWUpjR6kLaVCdmXWQO9WflS1Zma59p.1>

