

**Eastwood Pines Townhomes Association**

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

October 20, 2025

**Monthly Meeting of the Board of Directors**

Meeting Minutes

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- I. Call to Order 7:02pm
- II. Treasurer's Report -
- III. Approval of Minutes from September 2025 Regular Board Meeting- Will be recorded
- IV. Committee Updates
  - A. Beautification Committee Status Update-None currently
  - B. Financial Committee Update-Budget approval scheduled for Nov. 21,2025 at 6:00pm at pool. New HOA fee for 2026 \$789.
  - C. Rules & Regulations-Pet amendment in effect
- V. Ongoing Maintenance-2938 Carport fence fixed, sprinkler head between buildings 6-7 fixed, light between building 3-4 fixed.
  - A. See Maintenance Spreadsheet
- VI. New Business:
  - A. Unit 2944 Lien/Attorney- officially filed on October 8, 2025
- VII. Old Business
  - a. Parking/Towing Policy Contract Update Needed
- VIII. Property Managers Report
- IX. Open Forum-Unit 1877 has sales contract for \$151,000-Good background check
- X. Violation letter to be sent to 2917 for dog not on leash.
- XI. 2925 complaining about vacant 2923 is having branches and leaves falling on her lanai
- XII. 2954 and 2956 storage shed has a big white ? on fence that needs to be painted
- XIII. Adjournment
- XIV. Meeting Adjournment: A motion to adjourn the meeting was made at 7:42 PM by Michael and seconded by Wendy. The next Meeting of the Board will be November 17th, 2025 at 7:00 PM

