

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

NOTICE

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

Monday, May 19, 2025

at
7:00 p.m.

The Meeting will be held online via Zoom.

All residents are welcome and encouraged to attend.

**Attended: Kim (AmeriTech), Frank, Mike,
Dawniesha, Bill,)**

- I. Call to Order: **7:03 called to order**
- II. Treasurer's Report
 - a. Laurose Invoice 22579 UPDATE
 - b. City of Largo Reclaimed Water Bill UPDATE
 - b.i. **Advised to call leak detection CO- Kim**
 - c. **Insurance**
 - c.i. **Changing to PCS Insurance**
- III. Approval of Minutes from March 2025 Regular Board Meeting
 - a. **Approved Motion-Mike, 2nd-Dawniesha**
- IV. Approval of Minutes from April 2025 Regular Board Meeting
 - a. **Approved Motion-Mike, 2nd Dawniesha**
- V. Committee Updates
 - a. Beautification Committee Status Update
 - a.i. **No update- Need 4-6 weeks to get out and weed**
 - b. Financial Committee Update
 - b.i. **Bill Johnston agreed to join Financial Committee**

- c. Rules & Regulations
 - c.i. Vote for Board Approval of Updated Rules & Regs
 - c.i.1. **Approved Motion-Bill, 2nd Mike**
- VI. Ongoing Maintenance
 - a. See Maintenance Spreadsheet
 - a.i. **Gutter Man coming 5/28**
 - b. Cutrite Quote for Multiple Items
 - b.i. **Board approval to fix steel on unit 2915. Motion Mike, 2nd Bill (3 yes-1 abstention)**
 - b.ii. **Kim to get revised quote of shed replacement with regular wood/regular paint**
 - b.iii. **Kim to get clarification on fence quote (currently \$5800/unit)**
- VII. New Business:
 - a. Vote for Board Approval of Updated Declaration of Condominium (Article 5.5.2 Pets Policy Update)
 - a.i. **Approval: Motion-Dawniesha 2nd - Bill**
 - a.ii. **Kim to work on 14 day notice to owners**
 - b. PCS Insurance Update
 - b.i. **PCS still working on quotes- expecting update by Tues/Wed next week**
 - c. Condo Association Class Group Signup
 - c.i. **Frank signing up for course and sending link tomorrow night**
- VIII. Old Business
 - a. **Lamppost Repair/Replacement**
 - a.i. Replacement by Duke Energy?
 - a.i.1. **Duke came and picked up the lamppost. Not sure when they will replace it.**
 - b. Ongoing Fence Replacement Discussion
 - b.i. **Another fence Co vs Cutrite for vinyl or other fencing option quotes**
- IX. Property Managers Report

- a. **1 Acct with attorney, 5 accounts 30 days delinquent, 2 accounts 90 days delinquent**
- b. **2917 front door-resolved in march meeting**
- c. **No new applications**
- d. **Gutters will be done 5/28**
- e. **Piper Fire-Fire extinguisher done**
- f. **Lamp post taken care of**
- g. **Locks replaced**
- h. **2921 Paid plumbing bill-Resolved**
- X. Open Forum
 - a. **Nothing New**
- XI. Adjournment:
 - a. **8:11 P.M. Motion-Mike, 2nd Bill**

Zoom Meeting Link:

<https://us02web.zoom.us/j/89246843939?pwd=rCIczLOvkTbn5STGaBSyJA8aVhmrrR.1>

