

**EASTWOOD PINES TOWNHOMES 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, August 19, 2024

At

7:00 p.m.

**The Meeting will be held in the Pool Area.**

**All residents are welcome and encouraged to attend.**

1. Call to Order
  - a. Call to order at 7:12pm
  - b. In attendance: Beverly, Frank, Mike, Jean & Nancy
2. Treasures Report
  - a. Unavailable, Mike misunderstood the meeting date, will be available for next meeting
3. Approval of Minutes from July 2024 Regular Board Meeting
  - a. Mike Motioned approval, Jean 2<sup>nd</sup>
4. New Business:
  - a. Beautification Committee Status Update – Frank can't do weeding at this time, project to deal with building 7 bushes with Kevin
  - b. Financial Committee Update –
    - i. Waste Proposal – article 5 needs better wording re the extra fees/costs & top load bins
      1. Frank willing to sign the new contract once the wording is clarified
      2. \$728/month 3 year contract
      3. Mike motion to approve, Jean 2<sup>nd</sup>
  - c. Rules & Regulations – Deferred till the modified declaration and bylaws have been recorded by the county. Frank will review the modified R&R in progress from last year as a baseline to start.
  - d. Landscape Clean-Up –
    - i. 2933 back & side need to be cleaned up; carport area is owner responsibility
    - ii. Recommend solar motion lights installed near all garbage bins to deter dumping
5. Old Business:
  - a. Building 4/Unit 1845 Mold – Insurance Claim to be filed?
    - i. Not filing; Beverly to notify Dan
    - ii. Motion Mike; Frank 2<sup>nd</sup>
  - b. 1869 Repairs –
    - i. Closing on 8/31
    - ii. New owner requesting gutter replacement, front window/stucco repair, shed repair and power wash stucco.

- iii. Board will obtain quotes and will look at window/stucco concerns – Beverly to obtain 2 quotes.
    - iv. Board determined other concerns (power washing, gutter replacement) are to be added to the maintenance list, to be handled along with all other units. Dates are future and tbd.
    - v. Frank motion, Mike 2<sup>nd</sup>
  - c. Carport Fences
    - i. Budget item for 2024 year and will go to vote
    - ii. Original passing of the expense has been paused
    - iii. Pending new quotes as well
  - d. Website – Insurance Doc & Wind Mit Reports uploaded
    - i. Need to add the paint color code for doors for HOA member reference
      - 1. Frank will add by September meeting
    - ii. Website address is eastwoodpines.net
    - iii. Beverly to check laws – do financials need to be posted on site
      - 1. Per Jean, this rule might be only for HOAs with >150 units.
  - e. Tree Trimming Building 7 –
    - i. Beverly calling Duke for Building 6 & 7 - trees leaning on power lines
    - ii. Update for Palm Tree near pool, root removal
    - iii. Trees in front of Building 7 were never trimmed, Beverly to follow up with tree company
    - iv. Unit 2960 in Building 7 – tree in carport still up; home owner said in July meeting would remove
    - v. Banana tree in front of Unit 2960 Building 7 still up, need quote to remove
  - f. Holes in Driveway between building 6 & 7 – Update
    - i. September 3<sup>rd</sup> & 4<sup>th</sup> will be repair dates
    - ii. Notification to be emailed to all homeowners
    - iii. Homeowners can park in guest spots and on Pine Cone Circle during project work
    - iv. Beverly to confirm with vendor when cars can be returned & can drive on pavement
    - v. Frank motion; Mike 2<sup>nd</sup>
  - g. Dumpster Dumping –
    - i. See comment on solar motion lights earlier
    - ii. Call for Special Pick up info will be posted on website
- 6. Property Managers Report
  - a. Beverly reviewed
    - i. 1871 – has metal gutter jutting out, Beverly sent notice to Alexey
    - ii. Weeds in pool area – Beverly texted contractor
    - iii. Building 4 – side exterior completed
    - iv. 1875 – stack of tires, 2x noted now will send letter
- 7. Open Forum –
- 8. Adjournment
  - a. Motion 8pm Jean, Mike 2<sup>nd</sup>

9. Next Board Meeting will be September 23rd 2024