

EASTWOOD PINES TOWNEHOMES ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

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

Monday, July 21, 2025

at

7:00 p.m.

The Meeting will be held online via Zoom.

All residents are welcome and encouraged to attend.

- I. Call to Order – Attending Frank, Mike, Wendy, Bill. Richard with Ameri-Tech. Homeowners Nancy & Angela
 - a. 7:07pm
- II. Treasurer's Report – provided by Bill
 - a. HOA Due Balance review reflects an increase from May to June
 - b. Frank to review condo declaration for recourses to recover \$
 - c. Richard will review options and reach out to homeowners
 - d. Trash overage last month and identified error of invoice/statement on previous month that has now been rectified due to similar name from another HOA.
- III. Approval of Minutes from June 2025 Regular Board Meeting – Minutes approved
 - a. Mike Motioned
 - b. Bill 2nd
- IV. Committee Updates
 - a. Beautification Committee Status Update
 - i. No updates until cooler weather
 - ii. Note 1851 requested shrub replanting – Richard to obtain quote/review
 - b. Financial Committee Update – Budget workshop Sept 19th @ 7pm @ Ameritech; all agreed to attend

c. Rules & Regulations – might need redraft of some docs & recording with county; Frank & Richard to review and confirm for next steps

V. Ongoing Maintenance

a. See Maintenance Spreadsheet

b. Cesar's Handyman Service Quote / Mendoza Brothers Quote (\$6500) –

* Cesar Quote \$11,475 vs Mendoza \$6500 –

- Voted for Mendoza (Mike Motion, Wendy 2nd, unanimous)

- 3rd Quote from Cut Rite most expensive so it was passed over

- Richard will ask Cesar to confirm project 27 (garbage post repair) for \$250 if Cesar agrees board approved (Mike Motion, Wendy 2nd, unanimous)

VI. New Business:

a. Sedgwick Loss Control Survey Results (Building 7 Trees) – required by insurance co to trim. Quotes obtained: Cut Right \$3,600 vs Proper Cut \$2,800. Mike motioned for Proper Cut, Wendy 2nd, unanimous vote.

- a. Richard will notify vendor and all vendors above of board decision and schedule for the work and notify board of the dates.

b. Pool Issues – complaint of unsupervised teens in the pool area. Board will send reminder to all HOA members that teens as defined in the Rules and Regulations require adult supervision.

VII. Old Business

a. Repair of Gutter Bldg 5 / Unit 1827 – Frank confirmed this has been fixed.

VIII. Property Managers Report – Richard reported

- He will continue to obtain quotes as requested/needed
- Maintain financial reports
- Maintain Insurance Contracts
- Will work with board to identify ideal report format for going forward

IX. Open Forum

- Homeowner Angela inquired about fixing screen in back porch and confirmed it is homeowner responsibility. Vendor must be licensed.

- Wendy inquired about carport leaks – these are being monitored and reviewed. Hope to have on future budget as these are big cost repair items.

Adjourn 7:57pm

Mike motion

Wendy 2nd