

**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, December 15, 2025

at
7:00 p.m.

The Meeting will be held online via Zoom and at the AmeriTech Offices.

All residents are welcome and encouraged to attend.

- I. Call to Order **7:04PM**
- II. Treasurer's Report
 - a. **2 Units over 90 days due with one unit with at least one unit moving forward with foreclosure**
 - b. **Palm trees \$2600 budget**
 - c. **\$78,000 Surplus**
- III. Approval of Minutes from November 2025 Regular Board Meeting
 - a. **Bill Motion, 2nd by Mike- Passed unanimously**
- IV. Approval of Minutes from November 2025 Budget Adoption Meeting
 - a. **Mike Motion, 2nd by Bill- Passed unanimously**
- V. Committee Updates
 - a. Beautification Committee Status Update
 - i **Need space to store extra mulch**
 - b. Financial Committee Update
 - i **Budgets approved previously**
 - c. Rules & Regulations

- i Need to schedule a meeting to redo some forms on the website (modification request form, application for transfer of ownership)
- VI. Ongoing Maintenance
 - a. Maintenance Spreadsheet to be updated with completed jobs
- VII. New Business
 - a. Quotes for Maintenance Items Review- Quote from Mendoza Brothers \$9300- Motion to approve the quote by Michael- 2nd by bill- Passed unanimously
- VIII. Old Business
 - a. Parking/towing contract update needed- A1 Towing has not responded, we will reach out again origiannly sent 11/19/25- Follow up this Wednesday
 - b. Light post between Bldg 4-5- Job completed
- IX. Property Managers Report
 - a. No new updates outside of the violation letters
- X. Open Forum
 - a. Frank moving to NC but will remain on the board
 - b. Speed bumps are too high- Richard to f/u for quote with CutRite
 - c. Quote for pressure washing building \$1200
 - d. Ideas for new colors for the rooftiles- email a survey
- XI. Adjournment 7:33 pm Motion by Bill, 2nd by Mike

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Join Zoom Meeting

<https://us02web.zoom.us/j/84472125489?pwd=e23lJbmCCZGrN1eQcUW3CFcOYKznbs.1>

Meeting ID: 844 7212 5489

Passcode: 311828

