

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, November 17, 2025

at
7:00 p.m.

The Meeting will be held online via Zoom.
Residents can also attend in person at 24701 US Highway 19 N. Suite 102 Clearwater,
Florida 33763

All residents are welcome and encouraged to attend.

- I. Call to Order: 7:00 called to order
- II. Treasurer's Report
 - a. End of September, 3 units 90 days delinquent- attorney is involved; 1 of 3 units paid
 - b. Bill: Motion to get attorney involved to collect on unit 2944
 - i 2nd: Wendy 3rd: Michael
 - c. Potential budget surplus to rollover next year: vote to rollover the funds will come in annual meeting notice
- III. Approval of Minutes from September 2025 Regular Board Meeting
 - a. Motion to approve: Frank 2nd : Bill 3rd: Wendy Sept Minutes approved
- IV. Approval of Minutes from October 2025 Regular Board Meeting
 - a. Motion to approve: Bill 2nd : Wendy 3rd: Frank Oct Minutes approved
- V. Committee Updates
 - a. Beautification Committee Status Update : No updates

- b. Financial Committee Update : **No updates**
 - c. Rules & Regulations :
 - i **Meeting needed to redraft the modification request form, background check, new condo association member onboarding document**
- VI. Ongoing Maintenance
 - a. See Maintenance Spreadsheet :
 - i **There are some things fixed but need to be recorded**
- VII. New Business
 - a. Budget Adoption Meeting 11/21/25:
 - i **Michael officiating meeting; board vote to adopt**
- VIII. Old Business
 - a. Parking/Towing Contract Update Needed:
 - i **updated and sent over to Richard**
- IX. Property Managers Report :
 - a. **Specialty item that need to be ordered for the light that is out; should be fixed soon**
- X. Open Forum
 - a. **Michael: Painting over question marks painted on outside storage unit- It will be taken care of all at once when other carports are done; it will cost too much to have them come out to do just the painting of the question mark. If the Mendoza brothers have the paint code, we could get the paint so Michael can paint himself.**
 - b. **Nancy: Question on auto-pay- with new rate decrease, no changes will need to be made to autopay.**
 - c. **Frank: Violation letter will be sent to certain unit with stray cat; Email will be sent out to remind residents of pet policy**

Meeting ID: 868 3264 7691

Passcode: 353646

