East Lake Woodlands Condo VII

Meeting called by	Elaine Hewitt	Type of meeting:	Board Me	eeting					
Facilitator:	Phil Colettis	Note takers:	Jeanne A	rca, Elaine Hewitt					
Timekeeper:									
Attendees:	Phil Colettis, Elaine Hewi	tt, Don Stone, Don Holzhammer	r,, Pat Marl	tin, Jeanne Arca					
Meeting Minutes									
Agenda item:	Open meeting, establish quor	um Pro	esenter:	Elaine Hewitt					
Discussion:									
Quorum of the boar Eight owners prese		ned at 6:33pm. (All board memb	ers attendi	ng)					
Resident Discussio									
Recycle containers	not being emptied two times	per week, Phil to check on pick u	ip schedule	9.					
Agenda item:	Review Minutes - 1/14/2016	Pre	esenter:	Elaine Hewitt					
Agenda item.	Review Minutes – 1/14/2016 t M – motion to accept, Don H		esenter:	Elaine Hewitt					
Agenda item.			esenter:	Elaine Hewitt					
Discussion: – Pat Minutes accepted		second	esenter:	Elaine Hewitt Elaine Hewitt					
Discussion: – Pat Minutes accepted Agenda item:	t M – motion to accept, Don H Review Financials – 12/15 & 7	second	esenter:						
Discussion: – Pat Minutes accepted Agenda item:	t M – motion to accept, Don H Review Financials – 12/15 & 7	second 1/16 Pr e	esenter:						
Discussion: – Pat Minutes accepted Agenda item: Discussion: – Em	t M – motion to accept, Don H Review Financials – 12/15 & 7	second 1/16 Pro 8 Camille three months behind-let	esenter:						
Discussion: – Pat Minutes accepted Agenda item: Discussion: – Em	t M – motion to accept, Don H Review Financials – 12/15 & 7 lergency lighting repaired, 113	second 1/16 Pro 8 Camille three months behind-let	e senter: tter sent	Elaine Hewitt					
Discussion: – Pat Minutes accepted Agenda item: Discussion: – Em Agenda item: Discussion:	t M – motion to accept, Don H Review Financials – 12/15 & 7 lergency lighting repaired, 113	second 1/16 Pre Camille three months behind-lef Pre	e senter: tter sent	Elaine Hewitt					
Discussion: – Pat Minutes accepted Agenda item: Discussion: – Em Agenda item: Discussion:	t M – motion to accept, Don H Review Financials – 12/15 & 7 lergency lighting repaired, 113 Legal Update	second 1/16 Pre Camille three months behind-lef Pre	e senter: tter sent	Elaine Hewitt					
Discussion: – Pat Minutes accepted Agenda item: Discussion: – Em Agenda item: Discussion: 106 Woodlands, co Conclusions:	t M – motion to accept, Don H Review Financials – 12/15 & 7 lergency lighting repaired, 113 Legal Update	second 1/16 Pre Camille three months behind-lef Pre	e senter: tter sent	Elaine Hewitt					
Discussion: – Pat Minutes accepted Agenda item: Discussion: – Em Agenda item: Discussion: 106 Woodlands, co Conclusions: No action required	t M – motion to accept, Don H Review Financials – 12/15 & 7 lergency lighting repaired, 113 Legal Update	second 1/16 Pre Camille three months behind-lef	e senter: tter sent	Elaine Hewitt					

Drainage – nothing new, contractor has plans – Phil to follow-up with Allegiance Dev Pool repairs – cost of \$8200, to be completed by the end of February Annual meeting packets mailed with insert – approve the % of owner votes needed to make changes to documents, annual meeting to be held at the Little Clubhouse

Roof-Building 4, roofer has been out three times, making repairs, not charging the association until he finds a repair that will work-board made the decision to continue to repair as long as possible-work toward building reserve for future replacements, increase reserve funding on future budgets

Stair repairs, new price \$135/stair, 12 stairs to be repaired at this time, cost \$1620 from operating funds, Brian will paint after the repairs are made, Don H motion to make repairs, Don S second, unanimous decision, make repairs. Lawn Contract-cancel contract with Nik's, sign contract with Laurose – no automatic renewals – 30 day out clause

Conclusions: Phil to contact contractor regarding drainage, Phil to get date from contractor for pool repairs, continue making repairs on flat roofs as long as possible, move forward with stair repairs at \$135/stair.

Action items		Person responsible	Deadline
\checkmark	Contractor to be scheduled to check drains	Phil Colettis	Next meeting
\checkmark	Stair repairs to be made	Phil Colettis	ASAP
✓	Cancel Nik's sign Larouse	Phil Colettis	ASAP

Agenda item:	Committee Updates	Presenters:	Helene Holzhammer	

Discussion:

Beautification committee to work with new lawn contractor on planting included in contract Communication – request approved to spend \$35 on new member packets, continue working on owner/resident list

Adjourn meeting: 7:25pm - Elaine H motion, Don H second

Other Information

Residents attending:

Chris Haycox, 109 Mary Mary Stone, 109 Camille Helene Holzhammer, 204 Mary Moira Pezzino, 108 Mary Anthony Pezzino, 108 Mary William Castro, 117 Camille Art Bruschetti, 128 Camille