

Eastlake Woodlands Condo VII

Minutes – Meeting of March 9, 2017

Board of Directors:

Greg Anderson, Ameri-Tech - Present
Don Holzhammer, President - Present
Don Stone, Vice President - Present
Gregory Smith, Treasurer - Absent
Susan Knight, Secretary - Present
Kerri Crotty, Director - Present

Meeting called to Order at East Lake Country Club: 6:40 pm

Motion to Accept Meeting Minutes of January 9, 2017

- Motion made by Don Stone; 2nd by Kerri Crotty

Roof Project Update:

- Keith (Innovative Roofing) attended the meeting and provided progress to date;
 - Project began approx 3 weeks ago
 - Building #6 is complete; Building #5 is approximately 95% complete; Building #4 is expected to begin next week
 - Time of repair is 7 – 10 days per building
 - The company is taking all precautions to keep the homeowner space and quality of living most bearable during the job, that is, litter, noise control and noted that the odor is out of his hands and is part of the roofing process
 - Keith advised homeowners the need to understand that part of the demolition process may cause 'rattling' or 'falling items' inside the units; homeowners are responsible
 - All building gutters will be cleaned at the completion of each building
 - Keith will return to next Board meeting with continued status
 - The HOA may be entitled to a discount on insurance for wind mitigation after the completion of new roof.

Drainage Project:

- Goal is to push water away from buildings:
 - Pine trees and landscaping (from A/C units) will be removed from behind Buildings #4, #5, #6
 - The dirt will be pushed away from the buildings and the grade of the land will be away from building(s) and swales will be designed to collect excess water
 - Extra attention will be required in front of Building #6 as water is also a problem getting into the front doors of units
 - Project expected to begin end of March 2017

Financial:

- Homeowners at 107 Woodlands are behind on HOA fees; Condo VII will take legal action and put lien on property
 - Motion by Kerri Crotty, 2nd by Don Stone

Committee Report:

- Communications: Roberta Mabry has resigned as Chair to this committee;
 - Action: new Chair is required
- Beautification:
 - Action: new Chair is required Don Stone has been filling in as proxy and keeping the flowers 'beautiful'

- Compliance:
 - Dottie Mattis has volunteered to be Chair and Barbara volunteered to be a Committee member
 - Motion made by Don Stone and 2nd by Kerri Crotty

Meeting Adjourned 7:30 pm:

- Motion by Don Stone; 2nd by Kerri Crotty
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Next Meeting:

- **Scheduled:** April 4, 2017
- **Location:** Condo VII Poolside