

**ELW WOODS LANDING TOWNHOMES UNIT ONE
ASSOC., INC.
Board of Directors Meeting
6/19/2024**

A Board meeting of the ELW Woods Landing Townhomes Unit One Association Inc. was held on 6/19/24 at the Woods Landing pool.

Ellyse Vosselmann, Ameri-Tech Manager called the meeting to order at 6:11 PM. Other directors present were Ann Bonvicino, Jeff Sherman, Bonnie Martin, Terri Martorano, Mike Francisco, Joseph McFarland and Cari Kearney. Kara Johnson served as recording secretary. Quorum was established with 8 members of the Board present, Melanie was not in attendance. There were also 13 residents in attendance.

MOTION TO APPROVE the minutes as written for the Special Assessment meeting held on 5/29/24.. Duly made by Ann, seconded by Jeff and carried unanimously. There was a motion by Elly to waive the reading of the Special Assessment minutes and was approved by Kara.

MOTION TO RATIFY the ARC for 225 Woods Landing's roof repair duly made by Bonnie, seconded by Kara.

REPORTS OF COMMITTEES

1. **PRESIDENT'S REPORT-** Given by Ann Bonvicino.
 - Moving forward, our Board meetings will be held at Ameri-Tec on the second Wednesday of the month to make the meetings more comfortable for everyone. We would like to have a meeting every month or every other month depending on what is going on in the community. If we have a meeting every other month, committees can hold meetings in between on issues.
 - Recently we have had things come up that have been done in the past but that are against our by laws, and moving forward we want to go by what our by laws say. It has been spoken of to restate our by laws, we have a quote from our lawyer to restate and refile the by laws as was suggested by Beverly, which is \$2,000. We have decided to have a bylaws committee to see if we want to restate our bylaws or not. This committee consists of Jeff, Joe, Kara and Cari.
2. **TREASURER'S REPORT-** Given by Bonnie Martin.
 - As of 6/18/24 our Operating Funds are \$23,871.31
 - As of 6/18/24 the Reserve Funds are \$205,484.38
3. **MANAGER'S REPORT-** Given by Ellyse Vosselmann.
 - We have one homeowner who is at the attorney and is delinquent \$1,998.38 with a last payment on 5/15/24 and one with a delinquent assessment from 2023. There was a

reminder given that you can go into foreclosure due to non payment. Will be following up with the attorney to see where in the litigation process this account is.

- Will be doing monthly walks through the neighborhood.
- Spoke to the sprinkler guy while on walk with Ann and he voiced his concerns that he was unhappy and claimed he has been doing maintenance without a contract or being paid to do so.
- A grounds and sprinkler committee was established and consists of Mike, Bonnie and Joe.
- Roofing repair has been scheduled for 10 Woods Landing.
- Someone is coming tomorrow to look at the roof holes in 395 and 405 Woods Landing.

NEW BUSINESS

- Application for 405 was sent out to board on 6/12. There was a motion to approve made by Bonnie, seconded by Cari.
- Unit 225 swail looks very bad. We are currently waiting on a quote from TLC, this needs to be done and we are responsible for the repairs.
- It has been brought to the Board's attention that we don't know how many renters are currently in the community. There is a cap on the number of renters and the rental length. It is believed that we have 9 units rented currently, but we are unsure. The Board noted that we do need to find out how many there are.
- 230 is requesting replacements in their screened patio. Since the changes made were not the original build, we are not responsible for these repairs. There was a motion made by Jeff to not approve this request, and it was seconded by Kara.
- We have 6 trees that need to be removed and have been flagged, and two trees need to be replaced. We are currently waiting on permits but Bonnie isn't hearing back from TLC regarding the trees. Bonnie was told that TLC was going to replace the trees that were planted that died, but TLC has notified us that the trees were not warranted and they mentioned poor irrigation as the cause for the trees dying. It was noted that we need to find the contract with TLC regarding the trees to get to the bottom of this issue.
- ARC request for 230 was sent to Ellyse, and it was approved by the Board.
- The Board established a quotes and contracts committee which consists of Cari, Mike and Kara.
- To comply with new state laws the Board needs to fill out paperwork and certifications and take the online CE class.
- Hurricane standards will soon be sent to the Board.

OPEN FORUM

- The issue of renter quota was brought up again, that it has been exceeded so now what do we do about this issue? Residents are asking what will be done by the Board to get that under control.
- Establishing a fine committee was suggested. We will need to see if we are allowed to do so in our bylaws. Ellyse recommended that we do not do this, but it will be reviewed if it is possible.

- Jeff will be sending the Board a legal opinion of the new state laws from the East Lake Board.
- Residents had questions about what can be done in our backyards. Approved plants only but otherwise you can manage your own backyard to your liking.

The next scheduled Board Meeting will be held on July 10th at 6:30pm at Ameri-Tech.

There being no further business to come before the Board it was, **MOTION TO ADJOURN** the meeting at 7:20pm. Duly made by Joe, seconded by Mike and carried unanimously.

Presented by:

Kara Johnson, Secretary

Approved by:

Ann Bonvicino, President