

APPR
1/16/24

ELW WOODS LANDING TOWNHOMES, ASSOC. INC.
Board Meeting November 21, 2023

Meeting called to order 6:06 at 330 Woods Landing Trail

Board members were present Sue Leech, Steve Green, Rochelle McNally, Terri Martorano, & Ann Bonvicino. Joseph McFarland was absent

Motion made by Sue & seconded by Rochelle was made to approve the minutes of the September 19, 2023 as written was approved by all.

4 homeowners were attendance.

Homeowner Carol Rokitski discussed a very tall palm tree in her back yard which never gets trimmed. Steve explained that tree under 10' are to be trimmed monthly, trees taller than 10' get trimmed twice a year. No other comments by homeowners.

Presidents report - Sue Leech rendered her resignation today.

A motion was made by Steve & 2nd by Rochelle to accept the resignation all were in favor.

Motion was made by Ann & 2nd by Steve for Rochelle to replace Sue as President. All were in favor.

Motion was made by Ann & 2nd by Rochelle to appoint Bonnie Martin the board & replace Rochelle as Treasurer. All were on favor.

Currently we have 7 rentals 60, 135, 145, 390, 395, 440 & 525. Waiting for rental applications from 390 & 395. Discussed that these applications & background info should be gotten in a more timely fashion. No enforcement of rules.

Treasurers Report - \$196,000 in Reserves - looking into money market for approximately \$75K.

Unit 35 is 3 months in arrears in maintenance. 230 is 1 month in arrears, currently being sold so maintenance will be secured when sold.

Managers Report - Unit 400 had roof roof issues are being resolved tomorrow by Arrys roofing.

Several irrigations problems

Unfinished Business

Motion was made by Steve & 2nd by Rochelle to approve the Wildout proposal. Accepted by all.

Motion was made by Rochelle & 2nd by Ann to approve Sonar pond agreement. Accepted by all.

Beverly needs to follow up with Lowe's about pressure washing the buildings to remove the mold.

Beverly needs to look into pool services options we are expecting an 8.5% increase.

Beverly needs to follow up with Parking Lot Services to set up Asphalt sealing in February.

New Business - discussed setting up a grounds committee for planting sod in the entrance. Doing the replanting could save us money.

Next meeting **January 16th**, Bonnie offered her home for meeting.

Motion to adjourn at 7:30 was made by Rochelle & seconded by Steve.

Submitted by Ann Bonvicino

“Wildout” has been hired to fix holes where the bats are entering. The company comes back to check if the bats are gone.

Treasurers Report - Rochelle reported \$195,000 in reserves. Look into putting 75K in a Money Market.
No arrears

Managers Report

Pool Gate - need to replace the lock

Carports - Arry Roofing should complete the last of the roofs by October.

Motion was made by Steve & 2nd by Rochelle to use Lowe’s if the match the Window Guy to pressure clean the buildings to remove the mold.

Rochelle discussed that the pool guy hasn’t been cleaning the pool properly. They are also looking for a 8.5% increase.

Unfinished Business

TLC proposals were signed. It was decided that Steve takes over the grounds proposals to streamline the process.

Asphalt sealing- Parking Lot Services will be doing the work in February cost will be 13K with moping.

Roof/pool assessment vs reserve study - will not be done at this time.

Next meeting should be during Thanksgiving week so it was tentatively scheduled for 11/14 (the week before)

Motion to adjourn at 7:43 was made by Joe & seconded by Rochelle.

Submitted by Ann Bonvicino