

ELW WOODS LANDING TOWNHOMES, ASSOC. INC.

Board Meeting January 16, 2024

Meeting called to order 6:00 at 45 Woods Landing Trail

Board members were present Rochelle McNally, Steve Green, Bonnie Martin, Terri Martorano, Ann Bonvicino & Joseph McFarland.

Motion made by Rochelle & seconded by Joe was made to approve the minutes of the November 21, 2023 as written was approved by all.

Jack Smith was only homeowner in attendance.

Jack is helping the Board with our insurance. Current insurance is with Heritage & renews 4/26/24. Although Heritage has not been renewing some coverage we haven't heard that. The renewals have seen between 40 - 50% increases.

The other changes company can make is to increase the deductible from 3% - 5%. Not a good change for us.

Roofs were replaced 2018. Units are 40 years old & frame structures
Carports are covered by a non admitted carrier. No recourse with state.
It's a waiting game as renewals are coming in the last minute.

Presidents Report

According to the By Laws every owner must have an HO6 Insurance policy. Beverly will send out a letter & by 2/15 proof of insurance needs to be sent to Beverly or Rochelle.

Trees - when a tree is removed a new one needs to be replaced immediately. We have a 4 - 1 replacement rule. If the tree doesn't survive it doesn't have to be replaced.

Repaving-resurfacing streets will be done in February weather permitting.

Treasurers Report

A letter from the lawyer needs to be sent to 35 Woods Landing as they are \$2,590 in arrears on the HOA dues.

Reserves - We have \$207,467 Looking into securing a CD several are offering 5%.

Manager's Report

Gates repaired 400 & 485 WLT by Alehander

Roof leak 465 WLT - Arrys is checking the warranty to see if it will be covered.

60 WLT carport roofing issue from a tree falling on it from a storm scheduling a repair.

385 wood replacement on side of home, repaired

195 concerned of rat infestation on site

Insurance information is being obtained for new company quotes

Unfinished Business

Motion was made by Steve & seconded by Rochelle to ratify payment to TLC for Fungus control.

Pool service proposals were reviewed. None were better than Rick's Pool our current vendor & we would like to stay with Rick.

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

Budget workshop meeting **March 6, 2024** - 2pm at AmeriTech

Next meeting **March 19, 2024.**

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

Submitted by Ann Bonvicino