

Eastwood Shores #4 Condominium Association

Board of Directors Meeting

Meeting called to order on Saturday, February 9, 2019 at 10:01am

Quorum is established:

- 4 board members present, one member calling at the phone.
- 10 association members present.

- The president asks about the status of the Association website, Manager states that the website is undergoing into maintenance, and will be online soon, updated with all the minutes from previous meetings.
- President also suggest to implement a way to allow the association members to send emails to the Board of Directors (BoD)

1. Security cameras / Neighborhood safety

- The issue of several cars been broken in the course of 2 years is addressed. Laura talks about someone that took her belongings from her car, money, jewelry and other goods. Police got fingerprints but no match has been found.
- Recently, a burglar got caught on camera and charged felony, thanks to the prompt response from a member of the board and some neighbors. The person was the newspaper delivery guy.
- President calls all neighbor to help each other, watch for packages and deliveries not to be stolen, good communication. If you see something, say something.
- David explains the best and allowed places to place the own security cameras, not in private areas and always be willing to provided codes and recording to the appropriate authorities.
- Board proposes to establish a surveillance system on the property.
- Manager to get quotes for security systems.
- It is stated that the cameras are placed for safety reasons, the BoD can vote and decide to place the system.
- Association allows the owners to install door bells cameras without altering the building. If that's the case, the owner must submit a modification form for the BoD to approve.
- Are cameras allowed inside of the garage?
- Yes, cameras are allowed inside of the garage because it's a common (non-private) area of the building. Also, because of the garage door needs to be open during the drying process while doing laundry, that can pose a security risk.

6. Late fees

- President asks to the Manager, what can be done on late HOA fees?
- Manager explains process and notices on 30, 60 and 90 days.
- President asks to amend the Association Documents to reflect a stricter regulation around owner who incur in late payment of HOAs.
- Manager confirm that the current procedures are in place and actions are been taken.
- Presidents asks if it's possible to add late fees in increments to the late HOA fees?
- Manager says that the attorney will take care of it and will redact all necessary wording to amend the documents.
- President states that if the complete HOA payment is not paid complete by due date, a late fee is applied event if it's paid in part.
- Manager asks to use common sense for small amounts, and act on more serious situations.
- David asks if home owners can pay using credit cards?
- Manager suggest to contact the office to inquire about it.
- Member is asking about the cost to amend the docs.
- Manager explains that it depends on who many amends needs to be done.
- Member asks about the budget report.
- Manager inform that reports are going out to the home owners and should receive them by mail in the next days.

2. Lien and amenity rights removal

- Manager delivers copies of the Florida Statues 718.303
- The issue of illegal roommates is commented. Manager explains that the attorney needs to address those issues and add the proper wording and rules to the docs since the docs don't reflect the matter at this point.
- It's explained that home owners are responsible for any violations incur by the visitors in the association properties.
- The BoD suggests to leave a clear note on the car if you need to park on visitor under special cases.
- The need to register the cars allowed on the buildings by home owners / tenants to avoid illegal parking. Use sticker or hangers for visitors.
- Len agrees with the visitor's hangers.
- Member states it's too much baby sitting and since there's no current issues with parking, there's no need to address a non-existing problem.
- It's explained to him that there are parking issues, visitors parking on the street blocking normal flow of vehicles and blocking emergency services to go in and out of the complex. Suggestion to place signs to inform about the additional parking and warn about violations.
- About evicting a visitor or a roommate, the attorney needs to get a case strong enough to enforce the authority to evict. The association doesn't have that power.

- Member asks about the actions taken on the visitor's overdose issue that happened a few weeks ago?
- Can the association ask the visitor to not be present anymore?
- Attorney can look at what causes in the background to deny a lease or buy, no leaving a gray area
- Association is on duty to protect the home owners healthy and welfare. There's a statute on what are the valid causes to deny applications.
- A member explains a previous case happened and the resolution was a letter sent by Ameritech to the person.

4. Association Documents Amendments

- Number of members in the BoD in the docs. The bylaws says 3, docs have 3 to 5, but the bylaws takes precedence over docs. Previous board voted to amend the bylaws with 3 to 5, but never was filed. Decision to amend the docs with 3 to 5 board members.
- Enforce odd number of members if less than 5.
- Member asks what need a person to qualify for the BoD election?
- There are rules that disqualify a member to run for the BoD.
- Need amendment to remove a BoD member. There are already reasons to remove a board member.

3. Save the fence project

- President explains the issues with the fence and asks for volunteers and to create a committee to fix the fence.
- It's proposed to use gravel to isolate the wood from the soil and ground to keep the moisture away.
- Asks for the help of neighbors with tools. Also, it's proposed to rent the tools needed from hardware stores that offers the service (Home Depot, Lowe's, etc.)
- Place flyers on buildings and on the mailboxes board.

5. Maintenance

- Drainage is not maintained too often and there're units with flooding on the sidewalk. Need a professional to assess the issues and takes care of them.
- Manager points out it can be costly and proposes to the board to assess them and fix them incrementally.
- It's noted that not all issues are the same and should be treated in a custom per case solutions.
- A tree in the community is leaning and can fall. Needs some work.
- Fencing on the entrance of the association on the pavers. Association can take care of it.
- It's pointed the need to clean the gutters, there's already a vendor to accomplish that task.
- There's a light hanging by the wires on the building 3000 Unit B.
- There's a dying palm tree on the left side on the building 1843 hit by a lightning. It poses a risk on a storm.

- The road is cracking and there are some potholes due to the tree's roots.

Motion to adjourn the meeting at 11:47 am by the President, second by David, third by Laura.