

**Eastwood Shores 4 Association, Inc.
Organizational and Board of Directors Meeting Minutes
August 7, 2017 6:30pm EST**

Call to Order:

The Organization Meeting was called to order by Vice President, Andy Bemish at 6:35 p.m. EST at Ameritech Management 24701 US 19 North, Suite 102, Clearwater, FL 34677.

Board Members Present:

President, Anthony Charabieh (via teleconference),

Vice President, Andy Bemish (via teleconference),

Treasurer, Duane Busa,

Absent: Julie Hayden, Secretary and Peter Harding, Director

Old Business:

1. **Garage door update.** The loan is approved and requires signature of officers to disburse. Bob Kelly, (“property manager”) described the general process of electrical updates and garage door updates. The loan package will be forwarded to Duane Busa and Andrew Bemish for signatures.
2. **Oak tree – 1845.** The quote from the tree removal contractor will be revised to incorporate tree replacement cost for the oak tree. This quote also includes general tree trimming throughout the complex as well as removal of trees and shrubs which are interfering with the border fence to the property.
3. **Owner with girlfriend.** The association’s attorney will send a cease and desist letter detailing the nature of the nuisance and the breach of rules regarding the dog off leash.
4. **Walk through follow up.** The property manager noted that the Handyman has made wood repairs. Follow up is still necessary for the missed paint spots denoted by blue masking tape. The Handyman will follow up regarding these items.

5. **Review of violation and courtesy letters.** The property manager went through the list of violations and courtesy letters and the board found it to be a complete list. The letters sent out range from grill violations, animal violations and air conditioner electric box violations, among others.
6. **Fining committee update.** The fining committee is short one person. A new member is being sought.

New Business:

1. **Exterior lights, freestanding cameras and windchimes.** The property manager and the board discussed possibly grandfathering exterior lights if they have been up more than one year. Further discussion will had of this topic as well as whether to categorize wind chimes as a safety issue due to wind storms and hurricanes.
2. **Manhole overflow.** The bill for the cleanup will be sent to the homeowners association and not the property owners association. The property manager will advise of further developments.
3. **Mrs. Dilley's fence.** The property manager will obtain quotes for fence repair.

Next Meeting Date:

The next Board of Directors meeting will be held on Wednesday, September 6, 2017 at 6:30PM EST at Ameritech Management 24701 US 19 North, Suite 102, Clearwater, FL 34677.

Adjourn Meeting:

Motion to adjourn Board of Directors meeting: Anthony Charabieh. Second, Duane Busa. All in favor.

Meeting adjourned at 7:22 p.m.