

EASTWOOD SHORES CONDO ASSOCIATION #1
CLEARWATER, FL 33760

Minutes of Owners Annual Meeting

Tuesday, November 30, 2021

5:30 p.m. – Poolside

Present: Kristie Miller, Wanda Harmon, Judy Krzebiot, Dean Maratea, Ron Dudley, Marlys Stock, Maryann Greshniw, Yustyna Kunyk/Wife, Ron Cudley, Azra Custic, Mary Schobel
Beverly Neubecker (Ameritech Mgr.)

Meeting was called to order by Beverly at 5:38 pm. She asked if everyone signed in and voted to Waive Financial Reporting. Phil from Ameritech explained what this meant. This is usually done to review financial records. It is done especially if there is a question about payments and expenses. This item was approved after the vote was taken and motion was made to waive Financial Reporting/

Beverly said the 2022 Budget was discussed on October 20th, 2021 (re-scheduled from September 30th). Increases in trash pick-up, insurance, tenting, roofs, management company increases were discussed. Each line item was reviewed and cost was determined.

A motion was made for the Approval of the Budget by the Board of Directors. Approval was given by Dean, Kristie, Tess, and Judy. (Wanda had not arrived from work at this time.) Dean motioned to adjourn the Budget after approval, Kristie 2nd.

Kristie motioned to open the Annual Owners Meeting, 2nd by Tess. Meeting was called to order at 5:43 pm

Ballots/Proxies: 17 owners were present and 3 more came late, 7 more are needed for a Quorum.

Minutes of November 17th, 2020 meeting were read by Beverly. Motion was made to approve, all approved.

Proof of Owners Annual Meeting – Two notices were sent out and Ballots were sent with second notice.

Mary Schobel has a leaky faucet. She does not know who is turning it on. She was told that she can have a lock put on her water turn off lever. It is a common problem for a plumber.

The faucet between the garage doors is Unit D's faucet. Everyone uses it to wash their car.

Only one owner submitted the form to be a Board Member. Therefore, current members will rollover for 2022. Wanda said she will step down from the Board effective tonight. Vicky Judscak was appointed by the Board members to replace Wanda.

There were complaints about the trash bins and cost, visitor parking by residents, and dog walker.

Motion to adjourn Owners Meeting at 6:10 pm made by Kristie, 2nd Tess.

Respectfully submitted,
Judy Krzebiot, Secretary EWS Assn. #1

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Minutes of Board Meeting after Owners Meeting
Tuesday, November 17, 2021
6:10 p.m. – Poolside

Present: Kristie Miller, Wanda Harmon, Judy Krzebiot, Dean Maratea, Vicky Judiscak, Tess Xikis,
Beverly Neubecker (Ameritech Mgr.)

Board Meeting called to order at 6:10 pm.

Kristie said grills must be put away. Insurance Inspector does not want to see them. Put a cover on them.

We will be reviewing and updating files of all applications to make sure all are in compliance, owners and renters background checks. Some are not on file and some are grandfathered in.

Occupancy of the unit is two persons to a bedroom. Children must have their own room unless 2 girls or 2 boys.

Amendment needs to be made that an owner cannot rent their unit for 24 months. Dean said we will talk about this at our next meeting.

People outside our property being their dogs and walk close to the buildings. We will have No Trespassing Signs put at both entrances.

Large items (furniture and other items not put in trash cans but left in the driveway must be removed within 24 hours or resident will be fined \$30.00- \$60,00. Call for pick up.

Unit 1848-A – Outside faucet needs repair. It is leaking.

Nomination of Board of Directors' positions. Wanda Harmon resigned. Board approved.

Motion to adjourn at 6:30 Kristie, Tess seconded.

Organization Meeting called to order at 6:35 pm:

President – Dean Maratea	Nominated by Judy, 2 nd Tess
Vice President – Kristie Miller	Nominated by Dean, 2 nd Tess
Treasurer – Tess Xikis	Nominated by Kristie, 2 nd Judy
Secretary – Judy Krzebiot	Nominated by Tess, 2 nd Dean
Director at Large – Vicky Judiscak	Appointed by Board

Motion to adjourn at 6:40 pm by Dean, 2^{ns} Tess

Respectfully submitted,
Judy Krzebiot, Secretary EWS Assn. #1