

EASTWOOD SHORES COND O ASSOCIATION #1
CLEARWATER, FL 33

Minutes of Board of Directors Meeting
Tuesday, March 8, 2022 - 6:00 PM – Poolside

Accepted
5/10/22

Present: Kristie Miller 1844-C Bough Ave, 295-6804
Tess Xikis 2944-A Lichen Lane
Judy Krzebiot 1848-B Bough Ave. 535-9440
Vicki Judiscak 2934-A Lichen Lane

Beverly Neubecker - Ameri-Tech Rep, 726-8000 x 302 Cell: 543-5345
Guest: Robert Mitchell of Mitchell Insurance 804-1514

Absent: Dean Maratea was working late,

Meeting was called to order at 6:00 pm, motion accepted by Kristie, second by Vicki

Robert Mitchell gave us an overview of insurance coverage. There is an increase every 3 years. He asked what our special assessment was for as it could affect the underwriting.

The #1 issue is Roofs. Asked how old our roofs were Our roofs were replaced as needed. Fifteen years is the life of the roofs. He said roofs older than 15 years would not get the full replacement cost. If 4 years was left on a roof, insurance would pay for what is left of the 15 years. He asked to see our records. Beverly said she could get them.

Robert said we need an evaluation of appraisal for our whole complex. Last year there was an increase of 12% - 20%. The new cost for the master policy could be 20% - 25%.

FEMA cannot go over 18% in cost, it's usually 10% -15%. Flood rating is 2.0%. Our policy in May and November will have a 2.0% rating.

To reduce our rate:

Cut back tree limbs hanging over buildings, consult tree people.

Have a Deferred Maintenance to fix problems.

Garage doors and window replacements need to be uniform.

How policy works

We have a 3% deductible. Some associations have a line of credit for the deductible in case of storm damage. Partially funding for an Emergency Reserve gives flexibility. It's better to pay out of pocket for the deductible.

FEMA policy has been grandfathered in at a lower rate. FEMA will have areas re-mapped every 3 years.

Mr. Mitchell thanked us for inviting him to our meeting and left at 6:50 p.m.

The Board meeting continued.

The March 8th Board meeting continues:

We have 3 bids for roof of building #1840, Bayside Roofing - \$12,490, Green Minority - \$12,500, and Acoma Roofing - \$14,400. Bayside Roofing was approved by the Board. Vicki motioned and Tess seconded.

No plants will be put in at this time. Ortho does the bug spraying.

Eighteen balcony posts need to be replaced. We have a bid of \$16,100 for all from G & E Welding Service. We will get other bids. Five or six railings need repair, these will be included.

A report of all roof replacements is requested.

Unit #2938-C owner is 90 days delinquent in maintenance fees - \$2,385. After 90 days delinquent letter will be sent. A letter will be sent to owners reminding them the Special Assessment payment is due. A motion to send a letter from the attorney after 90 days - by Judy, seconded by Kristie.

Motion to adjourn by Kristie, seconded by Vicki. Meeting ended at 7:27 p.m.

Respectfully submitted,

Judy Krzebiot

EASTWOOD SHORES CONDO ASSOCIATION #1
CLEARWATER, FL 33

Minutes of Board of Directors Meeting
Tuesday, January 4, 2022 - 6:00 PM – Poolside

Accepted
5/10/22

Present: Kristie Miller 1844-C Bough Ave, 295-6804
Judy Krzebiot 1848-B Bough Ave. 535-9440
Vicki Judiscak 2934-A Lichen Lane

Beverly Neubecker - Ameri-Tech Rep, 726-8000 x 302 Cell: 543-5345

Absent: Dean Maratea was working late, Tess Xikis

Meeting was called to order at 6:00 pm, motion accepted by Vicki, second by Kristie

Repair of the stairway at 2940-D will begin on January 17th.

An application is on file for screening of 2938-D unit.

Unit #2944-A has a patio screen out. A certified letter will be sent with a deadline date to have it replaced, or we will fix it and they will be charged for the repair.

We have 3 bids for the roofing of 1844 building.

The need for an amendment was mentioned again that a new owner cannot rent their unit for 24 months after purchase. This is to be voted on.

Furniture and large items not in the trash container is to be picked up by a charity or refuse company at the owner's expense. If we have the items removed the cost to the owner is \$30. Beverly will have a phone number of sources for the bulletin board.

Three trees, to replace those removed, have now been planted.

Breon is our handy man. He has done work for us and is good and reasonable.

We are thinking about getting Yellow Courtesy Notices for visitor parking.

Motion to adjourn the meeting was made by Kristie and seconded by Vicki. Meeting adjourned at 7:01 pm.

Respectfully submitted,

Judy Krzebiot