

EASTWOOD SHORES CONDO ASSOCIATION #1  
CLEARWATER, FL 33760

Minutes of Owners Annual Meeting

Tuesday, November 8, 2022

6:30 p.m. – Poolside

Present: Dean Maratea, Judy Krzebiot, Vicki Judiscak, Mercedes, Maryann Greshniw, Kristie Miller, Michael Dean,

Keith Phillips, Ameri-tech Director of Training, for Beverly Neubecker, Ameri-tech Manager

Certify Quorum: No Quorum, only 15, ballots and owners voted in person.

A motion was made to approve the 2023 Annual Budget. The Board approved the Budget.

Financial Reporting: No quorum requires an audit. All agreed to an audit in 2023.

Meeting was called to order by Dean at 6:38pm, Judy seconded.

Keith Phillips chaired the meeting:

1. Notice of Eastwood Shores Condo Assn. #1 Owners Annual Meeting was sent on October 18, 2022.
2. 2023 Annual Budget was approved by the Board
3. Waive Minutes of last year's Annual Meeting. Motion to waive by Dean and Judy, All agreed.
4. Two candidates, Dean Maratea and Judy Krzebiot sent in their application to the Board. Vicky Judiscak will be appointed as the third member at the next Board meeting, following the Annual Meeting.
5. Directors were elected.
6. Open Forum:

An owner said the gutters need cleaning and suggested we look into covered gutters. Our Walk-Thru report indicates the need for cleaning the gutters.

A question about Renters and Vendor Groups renting our condos. How many renters do we have? Based on the 52 Units in our Association, only 30% of condos can be rented.

Units B,C,D, share walls, some have noise issue.

One complaint about lawn care, it is cut too short. All others agreed Todd's Landscaping was doing a good job. Grass looks better than in the past.

Unit #1840 stairs need repair. This is scheduled to be done.

Owners park in Visitor Parking – A Compliance Committee is needed to address this issue.

Compliance Committee was suggested; Zorana Kojic, Mercedes Fiedler, and Kristie Miller volunteered for this committee. They proposed: A warning be given and 30 days to fix the problem, after that, fines of \$100 a day up to \$1,000.

Keith spoke about the Website for our Association to post insurance information, work orders, past minutes, etc. He explained how to find it on Ameri-tech.org.

Dean motioned to adjourn meeting, Vicki seconded.

Respectfully submitted,

Judy Krzebiot, Secretary

Cc: Beverly Neubecker

EASTWOOD SHORES CONDO ASSOCIATION #1  
CLEARWATER, FL 33760

Minutes of Board Meeting  
Tuesday, November 8, 2022  
Following Annual Owners Meeting – Poolside

Present: Dean Maratea, Judy Krzebiot, Vicki Judiscak

Meeting was called to order by Dean, Judy seconded.

Dean was the Chairperson for the meeting.

Vicki Judiscak was appointed as the third member of the Board as a rollover from 2022.

Officer Positions are:

1. President – Dean Maratea
2. Treasurer – Vicki Judiscak
3. Secretary - Judy Krzebiot

Blue Ox Tree Trimming was approved by the Board.

Meeting was adjourned at 7:17 pm.

Respectfully submitted,

Judy Krzebiot, Secretary

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 20<sup>th</sup>, 2021 (re-scheduled from September 30<sup>th</sup>). 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 2<sup>nd</sup>.

Kristie motioned to open the Annual Owners Meeting, 2<sup>nd</sup> 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 17<sup>th</sup>, 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, 2<sup>nd</sup> Tess.

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

EASTWOOD SHORES CONDO ASSOCIATION #1  
CLEARWATER, FL 33760

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

Motion to adjourn at 6:40 pm by Dean, 2<sup>ns</sup> Tess

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

EASTWOOD SHORES CONDO ASSOCIATION #1  
CLEARWATER, FL 33

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

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 17<sup>th</sup>.

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

EASTWOOD SHORES COND O ASSOCIATION #1  
CLEARWATER, FL 33

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

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 Michell 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 8<sup>th</sup> 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