

EASTWOOD SHORES CONDO ASSOCIATION #1
CLEARWATER, FL 33760
Minutes of Owners Annual Meeting
Tuesday, November 7, 2023
6:30 p.m. – Poolside

Present: Vicki Judiscak, Judy Krzebiot, Mercedes Fiedler, Maryann Greshniw, Kristie Miller, Michael Dean,
Beverly Neubecker, Property Manager, Bob Kelly, Senior Property Manager, Ameri-tech

Not Present: Dean Maratea, Judith Carnesi

Budget Meeting Agenda

1. Certify Quorum: No Quorum, only 16, ballots and owners voted in person. There were 2 of the 3 Board members present.

Vicki did an introduction and said this is a business meeting. There is an Open Forum at the end of this meeting.

2. Judy K motioned to waive the Financial Report, Vicki seconded. No quorum requires an audit which will be done in the Spring 2024.
3. 2024 Annual Budget was approved by the Board. Vicki motioned and Judy seconded.

There were questions by owners about the insurance increase. There are fewer companies in Florida and the cost had increased by all. Insurance companies consider the condition of various items such as roofs. We have newer roofs.

Lawn care service and cost which will be addressed at the Board meeting. Three bids will be obtained, including LaRosa. We will get the best service at the best price.

There was a question about delinquent maintenance and how it affects the budget. Beverly responded that the unpaid fees amount to \$2,549.91.

Broken sprinklers were another issue. Sprinklers inspections are not under contract. Beverly has repairs are made as needed when she is notified.

Vicki asked that questions wait until the Open Forum after the Agenda is completed.

Annual Meeting Agenda

1. Meeting was called to order at 6:38 p.m. by Vicki. Seconded by Judy K.
2. Beverly Neubecker chaired the meeting at Vicki and Judy's request.
3. Notice of Eastwood Shores Condo Assn. #1 Owners' Annual Meeting was sent on September 21, 2023.
4. We did not have a Quorum.
5. Waive Minutes of last year's Annual Meeting. Motion to waive by Vicki and Judy.
6. Three candidates, Vicki Judiscak, Judith Carnesi, and Judy Krzebiot sent in their application to the Board. Office positions will be appointed at the next Board meeting, following the Annual Meeting. Candidates have read and agree to abide by Association Documents.

7. Directors were elected.
8. New Board Members were presented.

Open Forum:

An owner said people from other areas walk their dogs close to our buildings to poop and not pick it up as rules require. The situation is greater at the Bough Ave. entrance. Signs were requested to remind dog owners of the rule. Beverly will order two signs, one for each entrance.

There is an issue with the sidewalk at #1838-A unit. There are some other problems like this one which will be assessed.

Owner of unit #2944-D asked when his stairway will be replaced. We have one bid and getting 2 more. His balcony needs repair as well. Balconies are one of our agenda items.

One owner said the Board is keeping all things secret, owners are not aware of what is going on. Others agreed with him. Beverly answered this saying, Nothing is done in secret. All Board meetings are posted and owners are invited to attend to hear what is being done and how problems are being solved with the best service and price.

Owners are asked to submit their needs in writing. E-mail is preferred so they can be forwarded to the Board. All issues are brought to the next Board meeting.

Please allow seven days to respond to your request unless it is an emergency. An acknowledge your e-mail will be returned as soon as possible.

Our manager was accused of sending a bid to a future Director before the election by Kristie Miller. She said she is going to her attorney about this.

A Compliance Committee was suggested at the 2022 Annual Owners Meeting with Zorana Kojic, Mercedes Fiedler, and Kristie Miller who volunteered for this committee. This has not been implemented at this time.

Owner of Unit 2944-D is angry that a neighbor is feeding the birds and they are creating a mess in his area. Other owners are upset because someone is throwing peanuts out for the squirrels and they dig into potted plants to bury them. This destroys the plants. The Board will address this.

An owner does not like the garbage bins lined up in front of the garages. Beverly had the unused cans picked up.

There has been a hazard with someone parking in our roadway at #1840, parking on the grass, and owners/renters parking in Visitors Parking. Advise Beverly so we can put a Warning notice on their window. Do not go to talk with the driver. This will be discussed at the Board meeting after this meeting.

A question was asked if a background check done on the renter at #1840? Beverly received a call about this and retrieved the background check. This is an owner to owner situation.

Tenting for drywood termites is requested for # One owner does not want her apartment tented for fear of poison residue. It is scheduled for January to protect the Association. The firewall between units does not stop termites. These termites damage wood furniture. Hospitals and schools are tented.

There is a renter with a motorcycle who rented from the owner and an application was submitted indicating the motorcycle.

Grills can be used if they are 10 feet away from the buildings. Propane grills are not permitted and propane cannot be stored in or outside the building.

Bob Kelly explained what is done when there is a violation of the rules. A letter is sent to the owner noting the violation. If problem is not corrected in a timely manner, the situation goes to our attorney who has tools, but it is expensive. We do not want to spend money on attorney fees unless it is necessary. We cannot file a lien.

An owner said because of our increasing maintenance costs, many people have moved and two are selling their units.

Ameri-tech is accused of not doing anything. Bob Kelly answered, Ameri-tech takes orders from the Board.

Owners were told they can get information from Ameri-tech's website at www.ameri-tech.com. EWS Association #1

Vicki motioned to adjourn the Annual Owners Meeting, Judy seconded. Meeting adjourned at 7:59 pm.

Respectfully submitted,

Judy Krzebiot, Secretary

**EASTWOOD SHORES CONDO ASSOCIATION #1
CLEARWATER, FL 33760**

Minutes of Organizational Meeting

Tuesday, November 7, 2023

Following Annual Owners Meeting – Poolside

Meeting was called to order at 7:59 pm

Vicki Judiscak was the chairperson of the meeting.

Appointment of Officer Positions are:

President – Vicki Judiscak

Vice President – Judy Krzebiot

Treasurer – Judy Carnesi

Secretary - Judy Krzebiot

Organizational Meeting was adjourned at 8:00 pm.

Respectfully submitted,

Judy Krzebiot, Secretary

**EASTWOOD SHORES CONDO ASSOCIATION #1
CLEARWATER, FL 33760
Minutes of Board Meeting**

**Tuesday, November 7, 2023
Following Annual Owners Meeting – Poolside**

Board Meeting was called to order at 8:01 pm.

Motion was made by Vicki to waive the reading of the last meeting's minutes.

New Business

Landscaping/lawn issues – We will get 3 bids

Parking concerns – Double parking in our roadway, parking on the grass, and Visitors Parking Effective immediately, Notice to all owners/renters

A letter will be sent to all residents that parking violators will have 3 notices before their vehicle is towed at their expense. The towing company's name will be included on the letter. This letter will be posted on our bulletin board and will take effect December 1, 2023.

Balconies – We will get 3 other quotes.

Maintenance – Beverly, Judy, and Vicki (if work permits) will do a walk- thru of our buildings and grounds.

Motion to adjourn made by Judy, Vicki seconded. Board Meeting was adjourned at 8:20 pm.

Respectfully Submitted,

Judy Krzebiot, Secretary