

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

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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