Meeting Minutes 09/18/2025

Called to Order 6:32 PM

In attendance: Judy, Rebecca, Dale
Absent: Caryn, Marina

Quorum met

Notice of meeting posted

Meeting held at Clubhouse

Approval of Minutes: August 2025 minutes were approved (see motions)

President's Report: None

Vice President's Report:

1. An interview with Rebecca and Mr. and Mrs. Scott was held 9/8/2025 and was approved. Closing date is estimated to be on 9/22/2025.
    a. Rebecca suggested that the interview process needs to be streamlined and that only one board member be present.
2. New application for sale of unit 111 has been received by Ameri-Tech.
3. Need to find out if unit #123 is occupied.
4. Discussed delinquencies, collections and attorney's process.
5. Unit #18 can proceed to foreclosure.

Secretary's Report:

1. Clubhouse has been rented twice since last meeting.
2. Clean-up of #38 completed.
3. Compliance Committee has been established. Unit owners that make up the committee are:
    a. CindyMari Hanson, Unit #51
    b. Michelle Larsen, Unit #41
    c. Mike Tillotson, Unit #64
    d. Margaret Reid, Unit #75
4. Sidewalk grinding project is proceeding.
5. Board members to sign for receipt of parking violation ticket book.

Treasurer Report:

1. Dale introduced himself and reviewed his experience and philosophy.
2. Reviewed his suggestion/projects to consider for fund raising to lower fees.
3. Will contact other compatible condominium boards for ideas.
4. Richard confirmed that the drainage project is complete and final payment made.

Property Manager's Report:

1. Tree Trimming: Richard will get two additional tree trimming quotes. Currently have one from Danny's Trees.
2. Richard is keeping a spreadsheet of roof issues. Currently two open issues and two new issues. Judy will coordinate roof repairs with unit owners and confirm when repairs are done.

3. Unit #83: Repairs completed. Owner wants additional work done and has had a vendor issue a quote. Discussed responsibility of work requested. Judy to assess additional work requested and report to board. Tabled to October meeting.
4. US Lawns' wet report and quote held for clarification on zone 1 issue. Tabled to October meeting.
5. Unit #74 submitted an invoice from Dunedin Plumbing. It was determined that this is a Woodlake responsibility and approved paying the invoice.
6. The City of Clearwater required specific plantings to be done due to the drainage project. Richard to get quotes to complete this requirement.

Committee Report: None, Compliance Committee formed (see above).

New Business:

5. Richard to get waste pipe issue (behind unit #91) inspected by a plumber and get an estimate/quote. Will report back to board.
6. Discussed unit #41 drainage issue – water entering back patio under the fence. Unit owner to open a work order on the website.

Unfinished Business:

1. Violation issue of vendors completing work – completed.
2. Sod laid by drainage company – completed.
3. Permission was granted for Duke to install shield – completed.
4. No additional unfinished business.

Adjourned: 8:14 PM (see motions)

Next Meeting: October 16, 2025

<u>Motions:</u>

Motion: To waive reading of August 2025 Meeting minutes. Made by Dale - 2nd by Rebecca 3 in favor (Dale, Judy, Rebecca)/2 absent/0 opposed, passed.

Motion: To approve August 2025 Meeting minutes as presented. Made by Dale - 2nd by Rebecca 3 in favor (Dale, Judy, Rebecca)/2 absent/0 opposed, passed.

Motion: To approve sale of unit #97. Made by Judy - 2nd by Dale 3 in favor (Dale, Judy, Rebecca)/2 absent/0 opposed, passed.

Motion: To streamline the interview/approval process for new unit owners so that there only needs to be one board member present. Made by Rebecca - 2nd by Judy 3 in favor (Dale, Judy, Rebecca)/2 absent/0 opposed, passed.

Motion: To proceed to foreclosure on unit #18. Made by Rebecca - 2nd by Dale 3 in favor (Dale, Judy, Rebecca)/2 absent/0 opposed, passed.

Motion: To adjourn meeting at 8:14 pm. Made by Rebecca - 2nd by Dale 3 in favor (Dale, Judy, Rebecca)/2 absent/0 opposed, passed.