

EAST WIND LAKE VILLAGE CONDOMINIUM ASSOCIATION, INC.

Minutes of the Regular Meeting of the Board of Directors On Thursday, January 26, 2023 at 7:30 pm At the Clubhouse

- **Call to order; establishment of quorum; proof of notice, approval of minutes of last meeting**

Old Business:

- President Mateo updates the community about the Insurance Claim filed on November 08, 2018, for damages caused by Hurricane Irma. The attorneys continue to postpone hearing dates. We currently have one scheduled for February 28, 2023. President Mateo informs the community that information on this case is public information and can be researched by any owner. (<https://www2.miami-dadeclerk.com/ocs/Search.aspx>)
- We currently have two pending legal issues one being the insurance claim for Hurricane Irma and the other with a unit owner. Those cases are being handled by the attorney.

New Business:

- President Mateo announces to the community that Victor Rodriguez, our Vice-President has resigned due to personal reasons and would like to place Evelyn in his place for the remaining time of the current Board. President Mateo asks for approval from the Board, all members agree.
- Eva, Treasurer presents the financial standing of our community and displays a graph and spreadsheets. This summary will be sent by email and posted so owners can see that water and insurance consume most of our budget. It will also be available together with the Financial Report Book in more detail upon request at Amprex.
- President Mateo explains how crucial keeping the water bill low is to our community. We currently had one unit that went from \$305 to over \$3900. This is due to a leaky flap on a toilet. Palomo and President Mateo will

work diligently to continue mitigating the meters that are consuming above average amounts.

- President Mateo updates the community on the Roof Replacement Project. We have finished Section D; part of Section E is pending final inspections and by next week we will keep working on Section F. President Mateo explains that the roofers have had to remove excessive amounts of plywood far more than expected in Section D and Section E because they were in poor conditions. He explains that a lot of exterior walls have also been worked on.
- The process has been smooth thus far. The association informs the owners the week prior the unit being worked on, then a reminder is sent a day before the actual work begins.
- President Mateo explains that this is a huge project and asks for the owners to have patience. Patios will get dirty, and incidents occur. If and when they do, owners are to inform Amprex, which then in turn will inform the Board. The Board will make decisions and contact the roofers.
- President Mateo also mentioned that all those who want to pay for their roof in full may do so. An appointment must be scheduled with Amprex in order to make those arrangements.

Future Projects:

- The Board will be enforcing the Rules and Regulation more aggressively. Owners will be fined if the violation is not corrected within a reasonable amount of time.
- The Board will pursue legal actions with owners that are not paying or have an outstanding balance in their maintenance or special assessment fees. In May 2018 we had over \$214,000 in uncollected fees. With Marcia's and Amprex's help that number has been reduced to approximately \$44,000.

If funds are available, the Board would like to continue restoring and beautifying our condominium.

- Replace fences that are in deteriorating conditions. There are a few that have been identified.

- Re-keying the pedestrian doors on the gates to increase our security. Currently these pedestrian doors remain opened.
- Upgrade the electric gates
- Prune trees
- Upgrading underground water pipes with Plumber

Meeting Adjourned

Floor opened for questions and concerns.