

EAST WIND LAKE VILLAGE CONDOMINIUM ASSOCIATION, INC.

Minutes of the Regular Meeting of the Board of Directors On Monday 11-20 2023, at 7:30 pm At the Clubhouse

- **Call to order; establishment of quorum; proof of notice, approval of minutes. Members present Carlos Mateo, Anthony Palomo, Martin Matus, Eva Ravelo, Evelin Marrero.**

Old Business:

- Anthony Palomo reads aloud the minutes from 7-27-2023 and asks for approval from the board. The Board approves the minutes with minor corrections unanimously. President Mateo informs the community that we hired a part-time maintenance person, and the board is in the process of replacing 10 fences that are in very poor condition.

New Business:

- Carlos Mateo thanked all the board members and the volunteers for their assistance and support during the CENSUS. Carlos Mateo informs the community that the census is 100% completed. Residents were given the opportunity to complete their census and pick up the decals for the past month. Reminders were sent via email, TownSq and hand delivered notices were placed on residents' cars to remind them to complete the census and pick up their parking decals. Many attempts were made by the Board and today, the last person completed the census. As of 11-20-2023, 100% of the census has been achieved.
- Mr. Mateo displays a color-coded chart that indicates which areas are compliant with 2 cars per unit and which areas are of concern with 3 and 4 cars per unit. We currently have 205 units that are owners and 59 units that are rented. 612 adults, and 90 children. The census also revealed that we have 59 excess cars. 52 owners have 3 cars and 7 owners have 4 cars in the condominium, and that number only includes **owners**. We do have some tenants that have lived here for many years and have 3 cars. It is evident that we just do not have the space to accommodate the extra vehicles. Mr. Mateo explains that the decal number 01 and 02 should be parked in front of the unit. The Board will discuss possible solutions to accommodate the extra cars. Visitors should park in the visitor parking and ask for permission from the security if the plan to stay past

12:01 am. The board is considering allowing the third cars to park behind the units two parking spaces only for **97 PL and 98CT ONLY**. We cannot allow this for the other areas because they have less space and emergency vehicles cannot gain access during a medical emergency.

- Juan the security explains that he will be available to issue temporary permission for cars staying past 12:01 am. Residents can call the guard gate and the security will drop off the temporary permission. Juan explains that their job is to enforce the rules and regulations and thus far the residents have been very understanding when he approaches them. Warnings have been issued to cars parked on the grass or incorrectly blocking other unit owners.
- Carlos Mateo explains that the extra decals have been sent to the printers and the Board will continue to brainstorm ideas to alleviate the parking situation. He explains to the community that we will wait until after the holidays and the arrival of the extra decals before we start enforcing towing. Looking at a possible date of January 2024 to begin enforcing towing at the owners expense on all commercial vehicles and cars parked incorrectly.

Future Projects:

- Install Cameras around strategic areas of the condominium.
- Continue improving the aesthetics of the guard gate and entrance to our condominium.
- Taller fencing for the pool areas with locks so only residents can enter the pool and a few upgrades to the pools.

Floor opened for questions and concerns