

EAST WIND LAKE VILLAGE CONDOMINIUM ASSOCIATION, INC.

Minutes of the Regular Meeting of the Board of Directors On Saturday, April 15, 2023, at 1:00 pm At the Clubhouse

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

Old Business:

- President Mateo updates the community on the status of the Roof Project. He explains that the project is moving along at a good pace, but we do expect some setbacks because of the rainy season. Mr. Mateo also informs the community that Rivera Roofing has had to change large amounts of rotted wood and they have had to repair portions of lateral walls with new plaster/stucco. This is added an extra amount to the roofing project. If we exceed the loan value our intentions are to pay those added costs through maintenance.

New Business:

- Mr. Carlos Mateo introduces the new members. Evelyn Moreno, Eva Ravelo, Anthony Palomo, and Martin Matos.
- Mr. Mateo explains and shows the community through a spreadsheet the amount increased for our insurance. We were paying \$33,082.51 and now starting April 2023 we will pay \$58,287.39. Susana, our insurance broker, will be present at another meeting to explain why the increase was so high. Mateo explains that Susana did shop around for a better quote, but with pending lawsuits some insurance companies denied us and American Coastal will insurance us for \$58,287.39.
- Mr. Mateo explains that we will have no other option but to increase our maintenance fees. The question is: do we raise just to cover expenses and continue not repairing fences or correcting all the deficiencies in the community, or do we raise to include security, a part-time maintenance, money to pay the extra wood and wall repairs, and money to place into the reserve. Although a set number has not been reached, the Board will reconvene with the community to

set the new increase. Mr. Mateo explains that Rodrigo Camacho and he have been doing all the minor repairs to the condominium, but it is consuming too much of their time.

- Mr. Mateo states that the association has re-keyed the exit gate doors, the pool area, bathrooms and the tennis court. Owners will be issued a key at no cost, but if additional keys are needed there will be a cost. The Board will set up a date and time to issue the keys to unit owners.
- Evelyn Moreno puts forth a motion to nominate Carlos Mateo as President, Anthony Palomo seconds the motion. Anthony Palomo puts forth a motion to nominate Evelyn Moreno as Vice-President, Carlos Mateo seconds the motion. Eva Ravelo puts forth a motion to nominate Anthony Palomo as Secretary, Carlos Mateo seconds the motion, Carlos Mateo puts forth a motion to nominate Martin as Director, Anthony Palomo seconds the motion.
- Mr. Mateo presents the owner of a security company that the Board interviewed. He explains that he monitors several condominiums in the area and is very hands on. He will enforce the rules and regulations given to the guards by the association. Their price includes the golf cart that they are responsible to maintain.

Future Projects:

- Mr. Mateo informs the community that a new census will be conducted to alleviate the parking situation. New decals will be issued, and we will begin enforcing towing sometime in July.
- The Board is also studying the options of additional parking, but it is currently a study nothing will be done, until after the census is complete and we make some minor repairs to the visitor parking.
- If funds are available, the Board would like to continue restoring and beautifying our condominium.
- A meeting will be scheduled with the community to discuss maintenance fee increase because currently our finances cannot cover expenses due to the increase in our insurance policy.

Meeting Adjourned