

EAST WIND LAKE VILLAGE CONDOMINIUM ASSOCIATION, INC.

Minutes
of the
Regular Meeting of the Board of Directors
On Friday, July 22, 2022 at 7:30 pm
At the Clubhouse

- Call to order; establishment of quorum; proof of notice,
- Minutes of 3-31-2022 Meeting unanimously approved by the Board

Old Business:

- The Hurricane Irma Insurance Claim, filed on November 8, 2018, has been already in progress for 4 years and still not been resolved. The June 28, 2022, hearing was rescheduled for September 22, 2022, and recently it was postponed for November 3, 2022. At this point the Board sees no other option to replace the roofs except with a Special Assessment.

New Business:

- President Mateo stated that the figures for Special Assessment are still not available as they are very complex, but we have been offered a Construction loan for 2.7 million dollars by Truist Bank, formerly BB&T, with a 5.75% interest for 7 years. Mateo reminds owners that the three bids for the roofing project are available to owners for review in detail at the Clubhouse or Amprex. At this time, we do not have exact numbers for the Special Assessment payment, but we will have it ready for the next Board meeting.
- President Mateo moved that the company awarded the Contract be Y. Rivera and Son's Roofing. Mateo asked for a vote individually by each Member of the Board whether they approved Y. Rivera and Son's Roofing. The Board unanimously approved Y. Rivera and Son's Roofing. Mateo displays a map of the condominium divided into 6 sections: A, B, C, D, E, and F. A raffle was held to randomly select which will be the initial section to commence the roof project. Section D was selected, and the counterclockwise rotation was also selected. Mateo explains that owners who replaced their own roofs will be handled on a case by case basis. The scope of the work is projected to start in September 2022 with an anticipated completion date of May 2023.
- Another important point mentioned by Mateo is that Y. Rivera and Son's Roofing company commits itself to repair for free any leaks occurring to any unit while they are on premise. That should save us money, for example we just paid \$8050.00 for last month's roof repairs.

- Mateo added that he would personally be supervising the work and he will demand quality from the roofing company.
- Marcia Iglesias, of Amprex Property Management, added that the coordination of work with Y. Rivera & Son's Roofing company has been very good and efficient.
- Victor Rodriguez, Vice-President, spoke about the issue of people who don't want to pay the Special Assessment. Unfortunately, a precedent was created in the past that people didn't pay, and nothing happened. That is not the case anymore. We have already spoken with the Board's attorney who has been quite aggressive with delinquent owners, and he will proceed with legal actions.

Future Projects:

- The Board would like to continue repairing and making enhancements to EWL. Replacing fences, adding surveillance cameras, beautifying the grounds, pruning overgrown trees and continue repairing underground water leaks with the plumber. All these projects are contingent on our financial standing at the end of each month.

The Meeting is adjourned.

The floor was opened for questions or concerns from unit owners.