

EAST WIND LAKE VILLAGE CONDOMINIUM ASSOCIATION, INC.

Minutes
of the
Regular Meeting of the Board of Directors
On Thursday July 27, 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:

- President Mateo reviews the minutes from 4/21/2023 and asks for approval from the board. The Board approves minutes unanimously. All side gate doors are locked for our security, if you need a key, email AMPREX and we will issue you a key.

New Business:

- Carlos Mateo introduces our security, Roger Cepeda. Carlos explains that once we review and update the Rules and Regulations and complete our census, then the security company can perform their duties. Carlos explains that for the most part unit owners comply with the rules and maintain their units. The biggest number of people are actually living in some units. With security on site we will be able to enforce the rules and regulations.
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- The Rules and Regulations were approved by the board and will be issued to every owner and tenant.

The most common infractions that will be enforced:

Pets not held on a leash, the number of people living in units, trash cans left outside after garbage has been picked up, and cars parking on the grass. The census will identify the cars that are registered at EWL. The decals will be green for owners and orange for renters. We will issue 2 decals at the census until we can figure out what to do with owners that may have 3 cars. Unfortunately, renters can only have 2 cars as stated in the Rules and Regulations.

Upon completion of the census, we will know how cars are registered per unit, who has not been vetted through AMPREX and any other irregularities that can

exist. Carlos reminds the community that No commercial vehicles are allowed inside the condominium and we will enforce their removal.

Marcia explains that if renters do not follow the rules and regulations, or **is**-ARE not vetted by AMPREX, the board has the right to evict the renters at the expense of the owner.

Future Projects:

- Carlos informs the community that the Board will hire a part-time maintenance person to assist with the maintenance of the condominium.
- Carlos informs the community that we are projecting to replace 10 fences and reminds owners that they must remove plants or trees inside the patio area at their expense so the company can properly install the fence.
- Cameras around strategic areas of the 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