

EAST WIND LAKE VILLAGE CONDOMINIUM ASSOCIATION, INC.

Minutes of the Regular Meeting of the Board of Directors

On Thursday 5-9-2024, 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 and Rodrigo Camacho.

Old Business:

Minutes from the previous meeting were read and approved by the board with a minor spelling correction.

New Business:

Carlos Mateo introduces the new Board and thanks the community for their continued support and introduces Susana Armengol, our insurance agent. Susana recognizes the diligent work done by the board members. The Board completion of the Wind Mitigations Forms resulted in a decrease to our premium for the 2024-2025 year. Several quotes were obtained from different companies, Citizens being the costliest. Susana also recommends for owners to purchase an H06 for their unit. She also stated that she does not work with H06 policies only Industrial policies.

Carlos Mateo reviews the annual budget and expresses the need to continue lowering our quarterly water consumption. Carlos Mateo displays a chart indicating our water consumption since 2018 Q/Q (Quarter over quarter). Thus far we have been able to continue lowering our consumption, which represents extra dollars to our operating account which translate in fixing fences and other repairs that are needed throughout the property. Carlos Mateo explains the difference between our fixed expenditures such as insurance, security, trash collection, electricity, pool services, lake services, internet, and landscaping versus our variable which is water consumption. The fixed expenses we cannot control and usually increases with time. While the water consumption can be controlled and lowered.

Carlos Mateo displays the balances in our reserve account indicating the payments owed to Rivera Roofing Company for the last phase of the roof replacement section A and B. Currently there is \$551,646.36 in the reserve.

Martin Matus advises the Community that we were awarded \$1.5 million. The claim with the adjusters continues. Furthermore, our intentions are to comply with the adjuster's contract but not the \$8000 dollars in legal fees. Since the Association's attorney was never contacted by the adjuster's attorneys, The Board inquired about the legal fees because of the adjuster's counsel neglect to inform the Board or the association's attorney. Martin Matus informs the community that this information is public record and encourages residents to stay informed and visit the site for more details.

Carlos Mateo reiterates the importance for residents to ask for financials, and to attend board meetings to stay informed.

Carlos Mateo updates the community on the status of our parking. We still have residents that have not picked up their decals. Carlos Mateo informs the community that we will notify all residents before we start towing vehicles without decals, or visitor parking pass.

Carlos Mateo updates the community on recent projects being completed and some we will begin shortly. The fences have been replaced using dollars from the operative account. In about 2 months, we will continue replacing more fences. The idea is to replace all the fences in the community. We will be using the same rotation as the roof project. The Board has replaced streetlights that were broken, speed bumps were installed, asphalted the visitor parking and spots on 97 Place that were in poor condition.

Carlos Mateo explains the final phase of the roof replacement project and emphasizes the work done by Rivera Roofing. For the final roof replacement phase with Rivera Roofing, Carlos Mateo and Martin Matus negotiated the following:

- Security house (garita) Roof at no cost and made of metal with color defined by HOA.
- The clubhouse roof (gazebo) will be made of metal, and the project is priced as Shingle, which means a discount of around \$4,000.
- Extra price for the three complimentary sheets of Plywood Yellow Pine CDX 5/8 will be \$60.00. Previously it was \$90.00, which means a discount of \$30.00 per sheet.
- Balconies (railings) that have been done so far, and these balconies handrailing will not be charged a saving of \$10,000.00.
- Balconies railing that will be done in the future will be free of charge.

Finally, Rivera Roofing will also inspect the work done by previous roofing companies to ensure all our roofs are leakproof.

The Board will begin to repair and replace the broken sidewalks throughout our community. Several quotes and contacts are on file. Once the Board reviews them, we will choose the best company.

Future Projects

- Sidewalk restoration
- Continue improving the aesthetics of our condominium.
- Conduct the reserve study.
- Enforce rules and regulations issuing fines when applicable.
- Reduce water Consumption.

Meeting Adjourned