

EAST BLUFF BOARD MEETING AGENDA 6/19/2024

6:00 pm

309 East Bluff (maintenance building)

1. Meeting - review and post minutes by the 6/24/24
2. Homeowner concerns
 - a. Homeowners Sandy ____ from unit #__ and Linda from unit #__ attended the meeting voicing concerns that Oscar is overloaded. Grounds keeping has fallen behind. Would like us to have two skilled workers. Complained that the flower garden on the corner of Sherman and Northport is overgrown. Would like a physical newsletter. Would like tree stumps removed. Sandy needs a window well and leaf guards. Sandy does not like the way her gate is replaced. Wants her fence replaced. Garbage and recycle bins are being left out too long. Butterfly garden on Northport and planters around 540 building needs to be weeded. Weeds in 510 and 511 yard need to be addressed. 511 has too many people living in it.
 - b. Board members with construction experience will be doing the next walk around.
 - c. 212 status. Kris had reported flooding, hoarding, yard condition and owner (David) died. Property is currently in probate. Superior is going to bug bomb the unit.
3. Financials
 - A. Many people have paid their insurance in full. Others will have it come out in monthly dues. Delinquencies total went up, but the number of delinquent owners has gone down.
4. Board reminders
 - A. Any board input to newsletter must be submitted to Janice by 3rd Wed. of each month
5. Updates from Jared –
 - A. Siding project status - Board approved to not pay next installment to Hometown till they fix mistakes. They've repeatedly said they would fix things and have not. Siding not going up to windows and doors, gutter placement causing water issues, lack of clean up.
 - B. Options for keeping birds out of outside vents – Board approved a vent cover to prevent birds from entering units. Should cost \$4,000.
 - C. Tree damage from storms – additional trees need to be taken down.
 - D. Asking residents to volunteer to do weeding will be in the newsletter. Superior will bring in employees to help Oscar catch up. Jared will oversee it.
 - E. Ponds need to be removed from yards.
 - F. Board voted that tree stumps are not a priority.
6. Misc. items
 - A. Ponds need to be removed from yards. Not allowed in the future.
 - B. Tree stumps are not a current priority.
 - C. East Bluff facebook page – board had voted to delete it since it's not being used. How do we delete it? At the very least it must be updated. I see only 16 followers and most are businesses.