

Eastwood Pines Association  
Bough Avenue, Clearwater, FL 33760  
Board of Directors Meeting Minutes  
Poolside/Teleconference  
Friday, August 27, 2025

**Call to Order**

- The Board of Directors Meeting of the Eastwood Pines Association called to order at 6:30 pm by Joshua Shawver, President.
- All Board members present, quorum achieved.
- Proof of Notice verified by Patty Przywara, Secretary, via website, email, and bulletin board 8.25.2025
- Motion to waive reading of minutes dated May 10, 2025 and approve as written by C. Koerts, seconded J. Shawver. Motion carried.
- Owner attendance: 1819-3,1820-2,1826-3,1828-1

**New Business**

- New Property Manager Effective August 1, 2025: James Mateka
- 2025 Meetings:
  - September 22, 2025, Budget Workshop, 6:30 pm at Ameri-Tech
  - October 17, 2025, Board Budget Approval, 6:30 pm at Ameri-Tech

**Treasurer's Report**

- Operating Funds \$97,356.91, Reserves \$174,354.99

**Manager's Report**

- J. Mateka as Property Manager will handle routine operational activities including, but not limited to overseeing maintenance, vendor management, and administrative tasks. He will also provide enforcement of rules/ regulations; additionally will facilitate communications and resident issues. Email Property Manager concerning violations with pertinent information.

**Old Business**

- None

**Building Maintenance**

- New roofing 1826
- New hot water heater 1835
- Water Leak between 1824-1826
- Termites 1834
- Large item left outside dumpster 1831

**Member Forum:**

- Concern of laundry repairs in building 1828.

**Next Meeting:**

- September 22, 2025, Budget Workshop, 6:30 pm at Ameri-Tech
- Friday, October 17, 2025 Budget Approval at 6:30 pm. Ameri-Tech.

**Adjournment**

- Motion to adjourn meeting J. Shawver, seconded K. Hagan, motion passed. Meeting adjourned at 6:49 pm.

Respectfully submitted,  
Patty Przywara,  
Secretary