

Eastwood Pines Association
Bough Avenue, Clearwater, FL 33760
Board of Directors Meeting Minutes
Poolside/Teleconference
Thursday, June 11, 2026

Call to Order

- The Board of Directors Meeting of the Eastwood Pines Association called to order at 6:33 pm by Joshua Shawver, President.
- All Board members present, quorum achieved.
- Proof of Notice verified by Patty Przywara, Secretary/Treasurer, via website, email, and bulletin board 5.8.2026
- Motion to waive reading of minutes dated April 27, 2026 and approve as written, by J. Shawver, seconded K. Hagan. Motion carried.
- Owner attendance: 1820-2, 1834-2, 1826-1, 1832-2, 1826-4, 1824-4, 1820-4, 1826-3, 1824-2, 1819-3, 1819-1, 1825-1, 1832-4
- Resignation Cassandra Koerts effective 6.3.2026. Motion to accept by P. Przywara, seconded K. Hagan, motion passed.
- Resignation Mike Bozzi, Jr. effective 6.11.2026. Motion to accept by K. Hagan, seconded P. Przywara, motion passed.
- Appointment of Vice President. Motion to appoint K. Hagan to Vice President by J. Shawver, seconded P. Przywara, motion carried.

Treasurer's Report

- Operating Funds \$209,454.68; Reserves \$207,544.70; Flood Self-insured \$30,073.80

Manager's Report

- J. Mateka, Property Manager
- All property concerns to be addressed to Property Manager.
- Conducts property inspection monthly.

Old Business

- None

New Business

- Insurance Renewal premium 2026-27 reduction, increased coverage, lower deductibles. Motion to accept policy as presented and authorized signature by President by P. Przywara, seconded, K. Hagan, motion passed.
- Pest control. J. Shawver explained current Terminix contract which expires 7.24.2026. Currently reviewing contract, conducting search of other companies for service quotes. Six buildings are currently being affected.
- Updated amendments to condominium documents are currently at attorney office and will be presented to ownership upon completion. Ownership vote will be required at later meeting.

Member Forum:

- Concerns of: fire pits and grills being left outside, termites, emails/phone messages going unanswered, roof leak 1820-4 and sink not working, account sent to attorney for collection, outside water leak 1831, appreciation of flood insurance policy
- Reminder all inquiries are to be directed to Property Manager.

Next Meeting:

- October 5, 2026, Budget Vote by Board, Owner Reserve Selection Vote, 6:30 pm at Ameri-Tech

Adjournment

- Motion to adjourn meeting P. Przywara, seconded K. Hagan, motion passed. Meeting adjourned at 7:26 pm.

Respectfully submitted,

Patty Przywara,
Secretary/Treasurer