

Eastwood Pines Association  
Bough Avenue, Clearwater, FL 33760  
Board of Directors Meeting Minutes  
Poolside/Teleconference  
Monday, April 27, 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, Treasurer, via website, email, and bulletin board 4.25.2026
- Motion to waive reading of minutes dated February 3, 2026 and approve as written by C. Koerts, seconded K. Hagan. Motion carried.
- Owner attendance:1820-2, 1820-4, 1825-1, 1826-3
- Announcement: Board changes effective immediately: Secretary/Treasurer P. Przywara, Director M. Bozzi

**Treasurer's Report**

- Operating Funds \$204,612.96; Reserves \$193,312.12; Flood Self-insured \$30,000.53

**Manager's Report**

- J. Mateka, Property Manager reviewed website access, Annual Report for FY2025 and upcoming financial audit.
- IP Risk Services conducting 3 year appraisal for insurance purposes

**Old Business**

- None

**New Business**

- New condominium documents will be presented to ownership for vote at July 13, 2026 meeting
- No short term rentals permitted, rental cap remains in place.
- Insurance review in progress.
- Annual Report available at Ameri-tech

**Building Maintenance**

- Pool light replacement and electrical installation
- 1829 hot water leak
- 1824-1826 water leak inlet pipe
- 1824 roof replacement
- 1829 roof replacement
- 1824 hot water heater replacement
- Presentation of sealcoating and asphalt repairs bids. Motion by C. Koerts to accept bid from Suncoast Sealcoating for \$7800.00, seconded by K. Hagan. Motion carried.

**Member Forum:**

- Concern of persons entering pool without appropriate access; question regarding screening of balcony (not allowed per docs)

**Next Meeting:**

- July 13, 2026, Condominium Document Revision Vote, 6:30 pm at Ameri-Tech

**Adjournment**

- Motion to adjourn meeting C. Koerts, seconded K. Hagan, motion passed. Meeting adjourned at 7:19 pm.

Respectfully submitted,

Patty Przywara,  
Secretary/Treasurer