

## **East Lake Woodlands Cluster Four Home Improvements, Inc.**

**Meeting of the Board of Directors October 9th, 2017**

### **Approved Minutes**

A meeting of the Board of Directors of the East Lake Woodlands Cluster Homes Unit Four was held on October 9th, at 6:30PM at the Progressive Mgt., office. Directors present, Rick Cantrell, Jean Wray, Jill Bartholmey, Frank Clarke, Bette Payne and Helen Crowley. Barbara Shagrin was absent with cause. Bill Martin of Progressive Mgt., also attended and a quorum was established. Rick Cantrell, President, called the meeting to order at 6:31 PM.

**Order of Business:** Minutes from the August Board Meeting were read and approved.

**Treasurers Report:** Jill reported there was a large expenditure for fence repair but we are still under budget for the year. We did, however, get a refund for legal services.

#### **Managers Report:**

1. Bill stated that a unit on Tads Trail requested an update on their fence replacement as they are planning to sell in the near future..
2. Bill advised sidewalk repair has been pushed back due to the hurricane.
3. Bill informed the Board that a Letter of Intent to Lien for a unit on Tads Trail has been sent to the Attorney and he is awaiting a response.

**Residents Open Forum:** A resident requested that his gate be repaired and bushes were damaged when a large tree fell on them during the storm. Also, some debris is on their roof. Another owner complained about deep water puddles not dissipating after heavy rains on some sidewalks.

**Architectural Report:** One application was approved for bushes on Poole Pl.

**Irrigation & Grounds Report:** Rick reported lawns look great. However, palm trees are in bad shape and many need trimming which precipitated a rather heated discussion to resolve this issue. Rick suggested that all dead bushes should be removed and replaced with mulch until new bushes are planted.

**Deferred Maintenance:** Rick stated he contacted Lowes regarding the vinyl fences and he was informed that due to the hurricane, production is 3 wks. behind.

**Welcome Committee:** No Report

**Old Business:** An in depth discussion was held regarding damage, due to bats and wasps in sheds, because of the vinyl siding. It was suggested that all vinyl be removed before the next painting. A bid for both removal and painting should be requested from contractors.

**New Business:**

The Budget for 2018 was presented to the Board by Bill Martin. Every category was reviewed and a number of items were altered per the Board's request. It was determined that the monthly HOA fees will remain at \$410.00. A motion was duly made and carried to accept the 2018 Budget as amended.

Rick announced that the Community Association acknowledged that the sidewalks on South Woodlands Drive are their responsibility for any future repairs.

The next meeting of the Board will be November 13th at 6:30 PM at the PMI office.

There being no further business a motion was duly made and carried to adjourn at 7:45 PM.

Respectfully submitted,  
Jean Wray, Secretary