

East Lake Woodlands Cluster Four Home Improvements, Inc.

Meeting of the Board of Directors December 11th, 2017

Unapproved Minutes

A meeting of the Board of Directors of the East Lake Woodlands Cluster Homes Unit Four was held on December 11th, 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 6:29 PM.

Order of Business: Reading of the minutes of November 13th was waived.

Treasurers Report: Jill reported that Accounts Receivables went up \$330 to an outstanding total of \$3290. Otherwise, nothing out of the ordinary.

Managers Report: Bill stated that there are changes being made to our cable service, as they are going from analog to digital. This is to be completed within the next few months and he will keep the Board updated as needed. He also confirmed that a Member had her sidewalk repaired to her satisfaction. Bill announced that arrangements are in order for the Annual Meeting Jan., 13th at the Country Club at 10:00 am.

Residents Open Forum: One Member questioned the installation date of the new fences and was assured that they will be delivered and installed the week starting Dec., 18th. Several other members had questions regarding the change in the cable service.

Architectural Report: Rick stated there were no pending applications.

Irrigation & Grounds Report: Rick reported that one of the pumps needs replacing and received one bid of over \$6,000. He feels this is way too high and will seek another bid. Rick stated that there was a complaint about an untrimmed palm on Tads Trail which prompted another discussion about which

palms should, or should not, be trimmed. Jill suggested we get several new bids for this service.

Deferred Maintenance: One member asked if all fences will eventually be replaced with vinyl. Jill pointed out that it is our aim to do as many as our budget will allow each year. Another issue that was discussed in depth was the removal and replacement of trees.

Welcome Committee: Helen reported there were no new residents to visit.

Old Business: A short discussion was held before a motion was duly made and carried to accept the amended 15 yr., contract with The Community Association.

New Business:

Rick reported we have a serious problem with bats and that it would be extremely expensive to have them professionally removed. Bats can cause a lot of damage when they get between the vinyl and wood siding and eventually, it could be up to the HOA to cover any repairs.

The next meeting of the Board will be January 13th, immediately following the Annual Meeting.

There being no further business a motion was duly made and carried to adjourn at 6:59 PM.

Respectfully submitted,
Jean Wray, Secretary