

East Lake Woodlands Cluster IV Board Meeting – 1/29/2018

6:33 pm – Meeting opened by Board President Joe Ribeiro. Board members present: Joe Ribeiro, Frank Clarke, Betty Payne, Cathy McCarthy, Joe Powell, Dick Bulova. Members absent: Wolfgang Groeger (calling in via Skype from Austria).

Documents submitted to the board for review were an Architectural Request To Modify by Edward Abare – 150 Poole Place, and a letter from same voicing opinions on several issues.

Two residents requested to speak publicly by placing their names on the speaking list: Bill Fleming from 40 Tads Trail, desires to speak about flags, what is allowed. Edward Abare 150 Poole Place, regarding tree removal and roots problems.

President called upon Bill Fleming to speak before the audience.

Bill spoke in reference to a resident flying an Ohio State flag and referenced Florida Statutes and whether or not the board was going to be rigid on the flying of flags. Cathy replied that her understanding of the statute was that the board could not ban the flying of the two flags he spoke of. Conversation followed. Cathy stated that we needed to accomplish rules revisions and that this would be one of the issues that would be addressed. Joe Powell commented that the statute stated specifically which flags the board could not ban, specifically the United States flag, the Florida State flag, the P.O.W. flag and those of the U.S. Military. To this Cathy added that this would be addressed at a later time along with other rules that need revisiting and revision. Conversation continued regarding the revision of rules.

Joe Ribeiro spoke about forming committees either by appointment or volunteer and that the committee would possibly consist of three people with a board member as chair. He also solicited neighbors who desired to be on a committee to submit their names to the board for consideration.

Edward Abare was called upon to speak regarding removing a tree adjacent to his property. Joe Ribeiro replied that this item needed to go to the Landscaping Committee. Mr. Abare also referenced a letter he submitted to the board regarding various issues.

There were no director's reports.

Frank Clarke spoke regarding the financial reports received from Progressive Management, Inc. Joe Ribeiro responded to these comments.

Joe Powell commented that any and all documents sent from the board should be directed through the President for transmittal.

Dick Bulova spoke about recycling in the community and asked the residents present if that is something they might be interested in. Joe Ribeiro responded that this is an issue that should be decided by the membership and that going forward.

Old Business

Tabling of approval of minutes from last meeting was motion made by Dick Bulova, seconded by Cathy McCarthy and carried by unanimous vote.

New Business

Joe Ribeiro states that he spoke with East Lake Woodlands Master Association regarding the legality of the contract signed by the previous board and that he has gotten an opinion that the signing of a fifteen year contract must be approved by the membership, which this contract was not. He said that he has asked that the representative of the association come to our next meeting to offer what we can expect from this contract.

Joe Ribeiro stated the he spoke with the landscape company and that they will give a presentation at the March 12th board meeting. And that any suggested improvements should also go before the membership before deciding to spend any monies.

Joe Ribeiro signed documents to move forward on foreclosure on neighborhood property on which we have a lien. Motion was made by Cathy McCarthy, seconded by Joe Powell and carried to move forward on this foreclosure.

Joe Ribeiro made a motion to have our attorney stop any current legal action in play against any of our residents other than the foreclosure. Motion made by Frank Clarke, seconded Cathy McCarthy and carried to stop this action.

Discussion began on forming committees. Committees created include:

Welcome and Social – Chaired by Cathy McCarthy

Website Oversight – Chaired jointly by Frank Clarke, Cathy McCarthy, Joe Powell, Joe Ribeiro

Landscaping – Chaired by Betty Payne

Communication – Chaired by Joe Powell with Cheryl Riley as member

Document Modernization – Chaired by Frank Clarke

Architectural Review – Chaired by Joe Powell

Finance – Tabled to next meeting

Contract – Tabled to next meeting

Deferred Maintenance – Tabled to next meeting, possibly to come under Contract Committee

Cluster IV Website. At this point, Frank Clarke was given the OK to establish the community website by President Joe Ribeiro. It will contain minutes, financials, covenants and other information valuable to community members. He also indicated that the website should be “pure” in nature, giving residents access to information without commentary on documents or covenants. It should be thought of as a document depository. He also commented on the community Facebook page as a place to make comments, suggestions and share information. Motion made, seconded and passed to reimburse Frank Clarke \$108.18 for three years of website hosting that he previously paid for out of pocket. Frank Clarke abstained from voting.

Progressive Management was discussed in regards to some residents like the company and some do not. The board was asked if they had comments or questions of Property Manager Bill Martin. The issue of him not returning calls from residents was discussed and why. Bill Martin shared an incident of his dealing with a past board president and how it was handled. Discussion followed about how to contact Bill Martin and what to expect when calling and afterwards. Joe Ribeiro stated that he told Bill Martin that if he ever told him to not return a call from a resident, to report this to the other board members.

The formal name (URL) of the website is: elwcluster4.org

The community Facebook page is: East Lake Woodlands-Cluster IV

To contact the board directors, use the following email addresses:

president@elwcluster4.org

vicepresident@elwcluster4.org

secretary@elwcluster4.org

treasurer@elwcluster4.org.

Motion made to adjourn, seconded and passed.

Meeting adjourned at 7:38 pm