

## **East Lake Woodlands Cluster IV Board Meeting – 2/12/2018**

**6:32 pm** - Meeting called to order at 6:32 pm. President states that in proof of notice signs were posted on Saturday morning, was posted on the bulletin board and the Facebook page and on the website.

President Ribeiro states he received an email today from Wolfgang Groeger requesting he accept his resignation form the board immediately due to medical reasons. President Ribeiro states he plans to nominate another to the board following the roll call.

Board members present: Bette Payne, Cathy McCarthy, Frank Clarke, Joe Powell, Dick Bulova. Bill Martin from Progressive Management was present.

President Ribeiro made motion to nominate Steve Rogers to the board to replace Wolfgang Groeger, seconded by Frank Clarke. Joe Powell, Frank Clarke, Cathy McCarthy, Bette Payne, Dick Bulova, Joe Ribeiro, voted yes. Motion approved by unanimous vote. Steve Rogers was present during his nomination and was immediately seated with the board.

Presentation by Susan Whitehead, President of East Lake Woodlands Community Association, who spoke at length on the history of the East Lake Woodlands community, “bound” vs “unbound” associations, took questions from the audience.

### **The following members signed up to speak before the board**

Dara Moore asked if our bylaws require us to use Spectrum for television or can we use satellite dishes. Frank Clarke and Cathy McCarthy replied that the association cannot prevent use of satellite dishes, but can restrict where they are placed.

Jill Bartholmey spoke.

Helen Crowley asked about the board’s intentions to enforce our documents and procedures after legal actions were suspended.

President Ribeiro spoke about suspending the legal actions regarding an architectural review issue that was passed by the committee, then overruled and denied by the president of the board, and the issue of a real estate sign, which he found to be discriminatory.

Carl Smith suggested a second bulletin board for the neighborhood.

Barbara Lucas thanked the board for repairs made to her fence and walk.

Emilio Riera spoke regarding his fence and yard.

### **Approval of Jan. 29, Meeting Minutes**

Frank Clarke asked for corrections to previous board meeting minutes, specifically for the amount of reimbursement to him from \$108.54 to \$108.18.

Requested correction to typo of "secretary@elscluster4.org" to "secretary@elwcluster4.org."

Requested corrections to motions made and the omission of who made and seconded them and whether they passed unanimously.

Motion to approve Jan. 29, 2018 meeting minutes as corrected made by Cathy McCarthy, seconded by Dick Bulova. Joe Powell, Cathy McCarthy, Joe Ribeiro, Frank Clarke, Dick Bulova, Steve Rogers, Bette Payne voted yes. Motion adopted by unanimous vote.

### **Treasurer's Report**

No treasurer's report was available, Bill Martin offered to highlight the report he has. Bill Martin read aloud the financials

### **PMI Manager**

Bill Martin stated he has taxes ready to be signed. He asked where we stand on fences. Discussion followed regarding the current state of fence replacements.

### **Director's Report**

Frank Clarke states he has been busy "scouring" documents for needed changes.

Joe Powell stated that he had spoken to Emilio Riera and Steve Rogers about being ARC committee members. President Ribeiro stated those appointment would be made.

Cathy McCarthy spoke about the welcome committee and that Cheryl Riley had accepted a position on that committee. States she has done nothing on the social committee.

Joe Powell spoke on the communications committee that Cheryl Riley and Carly Powell had volunteered.

Bette Payne spoke regarding the landscaping committee getting estimates for removing trees and the permitting issues involved.

No president's report was submitted but Joe Ribeiro states he toured the area with the landscaper and spoke on the issues they found and what will be done in the future to address those issues. States landscaper will give presentation at our next meeting.

### **Old Business**

Meeting minutes from Dec. 11, 2017 meeting. President Ribeiro asked for a motion to either accept or reject these minutes. Motion made by Cathy McCarthy, seconded by Frank Clarke. President Ribeiro states he believes we should not accept those minutes because they are not complete and other issues and that the meeting was not properly posted and that he considers

the meeting an illegal meeting under state law. Bill Martin asked if the agenda was up on the morning of the meeting. The president states it was not. President asked for those in favor of rejecting the minutes. Joe Ribeiro, Frank Clarke, Bette Payne, Dick Bulova, Steve Rogers, Cathy McCarthy, Joe Powell voted yes. The minutes are rejected.

President Ribeiro stated he needed a motion to change the landscaping committee to landscaping and irrigation. Cathy McCarthy made a motion to change the landscaping committee to landscaping and irrigation, seconded by Frank Clarke. Joe Ribeiro, Frank Clarke, Bette Payne, Cathy McCarthy, Steve Rogers, Dick Bulova, Joe Powell voted yes. Motion adopted by unanimous vote.

Discussion on an ARC request to be revisited, Bill Martin asked if the issue was on the agenda, President states it comes under old business. Discussion between Frank Clarke and Joe Ribeiro on whether this issue can be discussed under old business ensued. Issue to be placed on next agenda.

Discussion on whether to deal with ELWCA membership. President Ribeiro asked for a motion to either accept or reject contract with ELWCA. Frank Clarke moved to place the issue in a referendum before the community, seconded by Steve Rogers. Discussion followed regarding the legality of the previous board to approve the issue. Bill Martin stated that the position of the ELWCA was that they have a signed contract with Cluster IV.

A member of the audience spoke that it was common knowledge that the board meetings are the second Monday of every month and has been that way for some time, and that he believes that constitutes notification and posting.

Emilio Riera asked how many people here today are in favor of keeping the current contract with ELWCA. A majority of those in the audience raised their hands.

Steve Rogers withdrew his second.

Cathy McCarthy made a motion to accept the ELWCA contract as it stands. Seconded by Joe Powell. Frank Clarke, Bette Payne, Cathy McCarthy, Steve Rogers, Joe Ribeiro, Joe Powell, Dick Bulova voted yes. Motion adopted by unanimous vote.

### **New Business**

President Ribeiro asked if we needed to vote on rain sensors. The answer was no and referred to Bette Payne to call the irrigation company and replace sensors with the cheaper “wired” rain sensors.

### **Committee Appointments**

President Ribeiro named Steve Rogers to chair the Building and Grounds committee. Under Buildings and Grounds will be three (3) sub-committees. Contracts – Dara Moore volunteered to be a member of the contracts sub-committee. Painting sub-committee: Norene Clarke, Cindy

Rogers and Bette Payne. Roofs: no one has come forward to volunteer. President Ribeiro asked Steve Rogers to begin working on power washing the sidewalks. Discussion followed on how to move forward on this. Welcome and Social: Cathy McCarthy, Cheryl Riley and Bette Payne. Communication committee: Joe Powell, Cheryl Riley and Carolyn (Carly) Powell. Document Modernization: Frank Clarke, Helen Crowley, Carly Powell. Architectural Review: Joe Powell, Emilio Riera, Steve Rogers.

Next meeting date is March 12, 2018. Landscaper will give a presentation.

Motion to adjourn by Frank Clarke, seconded by Cathy McCarthy. Frank Clarke, Bette Payne, Cathy McCarthy, Steve Rogers, Joe Ribeiro, Joe Powell, Dick Bulova voted yes. Motion adopted unanimously. Meeting adjourned at 8:49 pm.