

ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 9, 2018

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held at the East Lake Woodlands Country Club, 1055 East Lake Woodlands Parkway, Oldsmar, FL 34677.

Call to Order – The meeting was called to order at 6:31 p.m. by Property Manager, Peggy Semsey, of Management and Associates, who also acted as Recording Secretary.

Calling of the Roll – Directors present were Frank Clarke, Cathy McCarthy, Bette Payne, and via telephone, Dick Bulova, Joseph Powell, Joe Ribeiro, and Steve Rogers, establishing a quorum.

Reading and Disposal of Unapproved Minutes –

ON MOTION: Duly made by Frank Clarke, seconded by Cathy McCarthy, and carried.

RESOLVE: Approve the minutes of the Board Meeting held May 14, 2018.

Treasurer's Report – Frank Clarke stated that the Association was operating under budget in the amount of \$17,000.00, as of May 31st, with most of the year left and upcoming projects.

ON MOTION: Duly made by Cathy McCarthy, seconded by Bette Payne, and carried.

RESOLVE: To accept the Treasurer's Report as presented.

President's Report – Vice President Cathy McCarthy reported progress with the tree removal and stump grinding. The lawn service has not been very good. Opinion was received on the storms drains stating that they are too small and cannot drain fast with heavy rain. There was a brief discussion on the paint color selections.

Manager's Report – Attached

Carport Roof Repair 230/240 Tads Trail – Remove Plywood and Shingles and install new and paint.

ON MOTION: Duly made, seconded by Frank Clarke, and carried.

RESOLVE: Contract with J Duro Co. in the amount of \$540.00 to make repair.

Unfinished Business –

Pressure Washing Sidewalks / Roof Cleaning and Gutter Proposal – Tabled – Meet with Vendors to confirm what sidewalks are being included along S. Woodlands Drive.

Mankin Collection Attorney

ON MOTION: Duly made by Joe Ribeiro, seconded by Frank Clarke, and carried.

RESOLVE: Secure the services of Attorney Mankin for Collections.

Website –

ON MOTION: Duly made by Cathy McCarthy, seconded by Bette Payne, and carried.

RESOLVE: Cancel the Website Administration with Management and Associates.

Electric Boxes – Second Opinion is being secured on interpretation of electric box responsibility.

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New Business

Front Door Policy

ON MOTION: Duly made by Joe Ribeiro, seconded by Cathy McCarthy, and carried.

RESOLVE: Adopt the Front Door Policy as presented.

Amendment Section 2.09 - Signs

ON MOTION: Duly made by Joe Ribeiro, seconded by Bette Payne, and carried.

RESOLVE: Put amendment up to vote to residents.

Spectrum Cable Agreement

ON MOTION: Duly made by Cathy McCarthy, seconded by Bette Payne, and carried.

RESOLVE: Extend current Spectrum Agreement for 3 Years from 12/31/21 to 12/31/24, with 2 STB boxes per unit, and signing bonus fee of \$7,425.00 paid to Association.

TruGreen Contract / Landscape Company

ON MOTION: Duly made by Cathy McCarthy, seconded by Frank Clarke, and carried.

RESOLVE: Terminate Contract with Trugreen for the landscape portion and secure another vendor.

Paint Project / colors Schedule Community Vote in September

ON MOTION: Duly made by Cathy McCarthy, seconded by Bette Payne, and carried, 6 in favor, 1 not in favor, that being Dick Bulova.

RESOLVE: Secure the services of The Daily Group in the amount of \$83,475.00 for paint project.

Mailboxes – Repair and Replacement (40/50 Colette)

ON MOTION: Duly made by Frank Clarke, seconded by Cathy McCarthy, and carried 6 in favor, 1 not in favor, that being Dick Bulova.

RESOLVE: Repair mailboxes in the amount of \$160.00 by Roy's Remodeling.

Drainage – Table

Ratification 90 Poole Place – ARC Replace 3 Sliding Glass Doors

ON MOTION: Duly made by Frank Clarke, seconded by Cathy McCarthy, and carried.

RESOLVE: Approved.

ARC – 250 Tads Trail – Removal Evergreen/Left side Front door

ON MOTION – Duly made by Cathy McCarthy, seconded by Joe Ribeiro, and carried.

RESOLVE – Approved.

CD Renewal

ON MOTION: Duly made by Frank Clarke, seconded by Cathy McCarthy, and carried.

RESOLVE: Open CD with Pilot Bank in the amount of \$212,035.96 for 15 months yielding 2.25% annually.

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145 Poole Place – Fence Replacement with Vinyl – 3 Quotes to be secured with the next group of 20 to be replaced.

15 Tads Trail – Roof Repair / Replacement

ON MOTION: Duly made by Cathy McCarthy, seconded by Bette Payne and carried.

RESOLVE: Replace roof at 15 Tads Trail in lieu of repair.

The next Board meeting will be advised.

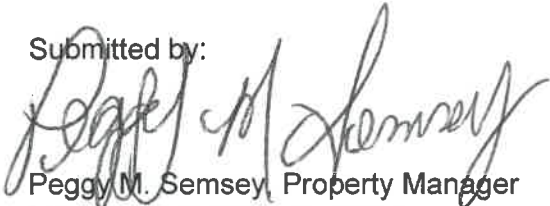
Questions and Comments were taken from the Floor.

Adjournment – There being no further business to come before the Board it was

ON MOTION: Duly made by Dick Bulova, seconded by Frank Clarke, and carried unanimously.

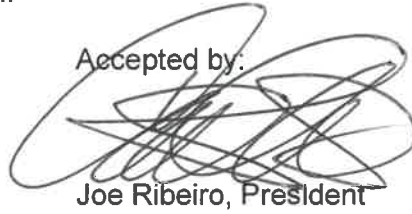
RESOLVE: To adjourn the meeting at 8:27 p.m.

Submitted by:



Peggy M. Semsey, Property Manager
Management and Associates

Accepted by:

 V. P.

Joe Ribeiro, President
ELW Cluster Homes Unit Four

Cathy McCarthy, Vice President

**ELW Cluster Homes Unit Four
MANAGER'S REPORT – July 9, 2018**

Administrative

New Ownership Report – There are none.

Resident called and made a suggestion that flags be put up for patriotic holidays, as it was done for prior holidays.

Foreclosure Status – 50 Tads Trail – Check in the amount of \$8,586.84 has been received representing dues from 4/1/17-5/1/18 inclusive of all miscellaneous fees and interest.

BB&T returned funds for a matured CDARS account in the amount of \$212,035.96, which yielded a 1.19% interest rate. The monies are currently sitting in a MMA at Service First yielding approximately .50%. Pilot Bank is offering a 15 month CD yielding 2.25%.

The ELW Country Club will only be providing meeting space on Mondays or Tuesday until 8:00 p.m. with head table for 8 and seating for up to 30 chairs. Any additional seating will require a small additional fee. The cost for meeting space will be \$100.00 and can be booked 6 months in advance. The Club is reserving the right to reserve said space should they receive inquiry within 7 days of scheduled meeting.

Repair and Maintenance

Pressure washing quote was received from Maintenance Professionals of Tampa Bay in the amount of \$3,500.00. Low Cost Pressure Washing submitted a quote for \$3,600.00 to include rust removal.

The Spectrum contract will extend the term from 12/31/21 to 12/31/24, providing two (2) STB boxes and pay the Association \$7,425.00 (\$75.00 per door) as a signing bonus for extending the contract.

Lawn Service – efforts are being made to change out lawn service company. Bay Area Landscaping was contacted, but cannot work for the amount that Trugreen is paying. Efforts are being made to contact Bay Area directly, or Trugreen will need to secure the services of another company.

The following quotes have been received for the painting project, Complete Property Services - \$163,500.00, The Daily Group - \$83,475.00 with the option of painting enclosed patio stucco walls, ceilings and storage doors only - \$125.00 each, Specialized Property Services - \$259,247.00.

A quote was received from Roy Lapan, Handyman to replace 2 mailboxes for a total of \$160.00. The mailbox replacement project at Quail Forest for material only was \$14,851.36 for 186 boxes which is \$80.00 plus labor that was done by their employed maintenance supervisor. Mailbox posts are cemented into ground.

Drainage – Seminole Septic is recommending the drains be cleaned after the rainy season and will charge \$1,400.00.

John Duro has quoted \$74,250.00 to remove the vinyl siding. He will not be able to install the hardy board or T-111; it would be prudent to have the same company provide both services. Quote also received to repair carport roof deck at 230/240 Tads Trail - \$340 - \$540, per attached.

