

**ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**August 20, 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 6:52 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, Steve Rogers, Joseph Powell, and Joe Ribeiro via telephone, establishing a quorum. Dick Bulova and Bette Payne were not present.

**Reading and Disposal of Unapproved Minutes –**

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

**RESOLVE:** Approve the minutes of the Board Meeting held July 9, 2018.

**Treasurer's Report** – Frank Clarke stated that the Association was operating under budget in the amount of \$17,000.00, as of July 31, 2018. With the upcoming projects the remainder of the year, there will be a fluctuation of running over and under budget.

**ON MOTION:** Duly made by Cathy McCarthy, seconded by Steve Rogers, and carried.

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

**President's Report** – Vice President Cathy McCarthy reported a walkthrough was done to assess the fences, siding, and sidewalks. Quotes will be secured for the next group of 26 fences that need to be replaced. Required wood work will be done prior to the painting project scheduled in the fall. The mulch will be installed after the paint project is completed. The new roof was installed at 15 Tads Trail. The Association will be filing and participating in the "Class Action Lawsuit" against GAF roof shingles. Joe Ribeiro has sent notification of stepping down as President, but will continue to serve as a Director at Large.

**Manager's Report** – Attached

Electric Boxes – it is of opinion of attorney that the replacement of electric breaker boxes at the meters is the responsibility of the Association.

**Unfinished Business** –

Pressure Washing Sidewalks / Roof Cleaning and Gutter Proposal

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

**RESOLVE:** Contract with Low Cost Pressure Cleaning to pressure wash sidewalks.

Electric Boxes – Table

Fence at 145 Poole Place will be included in the next group.

Ratification of 15 Tads Trail Roof Replacement

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

**RESOLVE:** Services of No. 1 Home Roofing secured in the amount of \$6,920.00 to replace roof.

**New Business**

Paint Color Selection – The members of the Association have been polled and voted on Paint Selection Option #1.

Mulch

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

**RESOLVE:** Red Mulch to be installed in the amount of \$6,555.00 after completion of the paint project.

50 Colette Court – ARC Application- Door Replacement

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

**RESOLVE:** Approved.

The Special Member Meeting will reconvene on September 10, 2018, at 6:30 p.m. immediately followed by a Board Meeting.

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 Frank Clarke, seconded by Cathy McCarthy, and carried.

**RESOLVE:** To adjourn the meeting at 7:32 p.m.

Submitted by:

Accepted by:

Peggy M. Semsey, Property Manager  
Management and Associates

Cathy McCarthy, President  
ELW Cluster Homes Unit Four