

ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 10, 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 President, Cathy McCarthy.

Calling of the Roll – Directors present were Dick Bulova, via teleconference, Frank Clarke, Bette Payne, Joseph Powell, Joe Ribeiro, via teleconference, and Steve Rogers, establishing a quorum. Peggy Semsey, Property Manager, of Management and Associates, was also present and acted as Recording Secretary.

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 August 20, 2018, with change on Page 2 stating, “The Special Member Meeting was requested to reconvene in 8 weeks by Frank Clarke followed by a Board Meeting.

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

RESOLVE: Approve Re-organizational Meeting Minutes dated August 20, 2018.

Treasurer’s Report – Frank Clarke stated that the Association was operating under budget in the amount of \$14,000.00, as of August 31, 2018. Expenses are under budget, especially with the termite expense that has not been incurred as of yet. No analysis has been done on the reserves. No drastic changes.

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 – Cathy McCarthy reported that the power washing project is underway along with blowing of debris off of selected roofs. Vicious dog was removed, and the owner was very cooperative.

Manager’s Report – Attached – Manager was requested to secure a quote from Lowes for fence replacement.

Unfinished Business

Electric Boxes – the electric boxes need to be painted with an oil-based paint. Replacement of electric meter boxes at unit 230/240 Tads Trail to be scheduled and paid for through the Deferred Maintenance account.

New Business

Flag Policy

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

RESOLVE: Table the decision on adopting the Flag Policy.

Umbrella Policy

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

RESOLVE: Adopt the Umbrella Policy as presented.

The next Meeting will be the Budget Meeting and Reconvened Special Member Meeting on October 29, 2018, at 6:30 p.m. at the East Lake Woodlands Country Club.

Questions and Comments from the Floor/Sign-up 3 Minute Maximum – there was mention made regarding recycling by County Sanitation for \$2.50 for bulk rate per door, \$5.00 individual; Pinellas County does it for free.

Comment was made regarding universal communications.

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

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

RESOLVE: To adjourn the meeting at 7:44 p.m.

Submitted by:

Accepted by:

Peggy M. Semsey, Property Manager
Management and Associates

Cathy McCarthy, President
ELW Cluster Homes Unit Four