

**ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**December 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 6:33 p.m. by President, Cathy McCarthy.

**Calling of the Roll** – Directors present were Cathy McCarthy, Dick Bulova, Frank Clarke, Bette Payne, Joe Ribeiro-via teleconference (beginning at 6:36 pm), & Steve Rogers, establishing a quorum. Peggy Semsey, Property Manager, of Management and Associates, was not present and Bette Payne acted as Recording Secretary. Joseph Powell was not present.

**Reading and Disposal of Unapproved Minutes** –

**ON MOTION:** Duly made by Steve Rogers, seconded by Bette Payne, and carried.

**RESOLVE:** Approve the minutes of the Board Meeting October 29, 2018.

**Treasurer's Report** – Frank Clarke stated that the Association was operating at a \$6,000.00 in surplus as of October 30, 2018 and that the association should finish the year on budget.

**ON MOTION:** Duly made by Steve Rogers, seconded by Bette Payne, and carried.

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

**President's Report** – Cathy McCarthy reported on the success of the community picnic, discussed the area that is taped off at Poole PI & S. Woodlands Dr for safety reasons, and that the work to repair will be done by ELW master association after the first of the year. Volunteer bush removal was discussed, Donate a Donut (sprinkler) was discussed, and election meeting announced for January 14, 2018 at ELW Country Club, 6:30 pm.

**ON MOTION:** Duly made by Dick Bulova, seconded by Bette Payne, and carried.

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

**Manager's Report** – Attached

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

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

**UNFINISHED BUSINESS:**

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

**RESOLVE:** Ratify 230 Tads Trail Electric Meter Box replacement.

**NEW BUSINESS:**

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

**RESOLVE:** To accept option 1 of insurance renewal with current company.

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

**RESOLVE:** Approve invoice for gate & building junction box repair work completed by Roy Lapan.

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

**RESOLVE:** Secure the services of The Daily Group to paint the gables that were replaced.

The next Meeting will be on January 14, 2018, at 6:30 p.m. at the East Lake Woodlands Country Club. This is the annual meeting & election meeting, followed immediately by the board meeting.

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Questions and Comments from the Floor/Sign-up 3 Minute Maximum – resident Rick Cantrell voiced his concern about money being spent by Management & Associates. Emilio Riera voiced his concerns about the cost of the meetings being held at ELW CC, the current landscaping company and their handling of the lawn maintenance and landscaping plants. Norene Clarke spoke about an additional area that needs to be roped off for safety near the existing roped off area, & Roberto Valdes spoke about landscaping, clarified what a “donut” was, and how to handle damage done by the landscapers.

Adjournment – There being no further business to come before the Board it was,  
**ON MOTION:** Duly made by Frank Clarke, seconded by Bette Payne, and carried.  
**RESOLVE:** To adjourn the meeting at 7:15 p.m.

Submitted by:

Accepted by:

Bette Payne, Vice President & Secretary  
ELW Cluster Homes Unit Four

Cathy McCarthy, President  
ELW Cluster Homes Unit Four