

**ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**February 11, 2019**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held at 720 Brooker Creek Boulevard, #206, 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 Jill Bartholmey, Frank Clarke, Helen Crowley, Bette Payne, Steve Rogers, via teleconference, and Tom Sheehy, 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 Frank Clarke, seconded by Tom Sheehy, and carried.

**RESOLVE:** Approve the minutes of the Board Meeting December 10, 2018, as corrected.

**ON MOTION:** Duly made by Frank Clarke, seconded by Jill Bartholmey, and carried 6 in favor, 1 abstain, that being Helen Crowley, who was not present at the Organizational Meeting.

**RESOLVE:** Approve the minutes of the Organizational Meeting January 14, 2019.

**Treasurer's Report** – Jill Bartholmey, due to not receiving financials in time to prepare a detailed report of the financial status, Jill explained how she will be reporting moving forward, upon receiving the financials before the meeting.

**President's Report** – Cathy McCarthy, attached.

**Manager's Report** – Attached

**Unfinished Business** – Landscape plan of removing dead trees/shrubs was mentioned.

**New Business**

Electric Meter Box Replacement

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

**RESOLVE:** Ratify the replacement of the electric meter boxes at 110 – 140 Poole Place by T. Mickey McGee Electric in the amount of \$3,150.00.

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

**RESOLVE:** Approve the proposal submitted by Palm Harbor & Dunedin Electric in the amount of \$3,151.20 to replace the electric meter boxes at 75 – 105 Poole Place.

CD

**ON MOTION:** Duly made by Jill Bartholmey, seconded by Tom Sheehy and carried.

**RESOLVE:** Open a 24 month CD at Suntrust yielding an annual rate of 2.65% in the amount of \$240,000.00 with Cathy McCarthy and Jill Bartholmey as signers on the account.

Drainage repair that needs to be addressed by ELWCA – AMI Recycling is scheduled for February 18, 2019, to start the repair.

**ELW Cluster Homes Unit Four**  
**February 11, 2019**  
**Page 2**

140 Colette Court

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

**RESOLVE:** Repairs required at 140 Colette Court are the responsibility of the unit owner since the exterior repairs are the result of a chimney install that was an addition added by a previous owner.

140 Poole Place – Repairs – drainage issue to be addressed as noted above.

The next Board Meeting will be on Monday, March 11, 2019, at 6:30 p.m. at 720 Brooker Creek Boulevard, #206, Oldsmar, FL 34677.

Questions and Comments from the Floor/Sign-up 3 Minute Maximum

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

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

**RESOLVE:** To adjourn the meeting at 8:23 p.m.

Submitted by:

Accepted by:

Peggy M. Semsey, Property Manager  
Management and Associates

Cathy McCarthy, President  
ELW Cluster Homes Unit Four