

ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 13, 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 6:30 p.m. by President, Cathy McCarthy.

Calling of the Roll – Directors present were Jill Bartholmey, Frank Clarke, Helen Crowley, Bette Payne, and Steve Rogers, via teleconference, establishing a quorum to conduct business. Peggy Semsey, Property Manager, of Management and Associates, was also present and acted as Recording Secretary.

Tom Sheehy arrived several minutes late and was not in attendance for the Roll Call.

Reading and Disposal of Unapproved Minutes – It was,

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

RESOLVE: Approve the minutes of the Board Meeting held April 8, 2019, with the correction of the spelling of Frank Clarke on page 1.

Treasurer's Report – Jill Bartholmey – Attached report including March and April expenditures. Request was made to charge Pest/Fert/Weed \$3,000.00, NOT R&M Grounds.

President's Report – Cathy McCarthy - Attached.

Manager's Report – Peggy Semsey – Attached

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

RESOLVE: Approve the dismissal of opened case 15-0054320-CI regarding complaint involving ARC violation of prior owner who is no longer resident.

Unfinished Business

Tree Trim Elevation – Arbor Care Quote – Ratification of Arbor Care quote in the amount of \$7,635.00 provided by NatureCoast to trim trees and provide elevation throughout the community. Crape Myrtle tree at 120 Tads Trail was deleted due to the fact it fell down.

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

RESOLVE: Move forward with the arbor care proposal provided by NatureCoast.

Paving Quote

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

RESOLVE: TABLE the decision. Call to be made to Driveway Maintenance to match competitive quote to sealcoat.

New Business

Additional Electric Meter Boxes

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

RESOLVE: Approve the next phase of electric meters to be replaced by Palm Harbor Dunedin Electric in the amount of \$11,846.20. Request Dunedin Electric to identify where the “dead” boxes are located, that are no longer in service.

New Business continued

ARC Application – 90 Evelyn – Remove Bushes / Plant six (6) Liriope and one (1) Ti Plant.
ON MOTION: Duly made by Frank Clarke and seconded by Tom Sheehy and carried.
RESOLVE: Approve the application.

Roof Replacements / Report – there was a discussion on the results of the roof assessment report provided by Steve’s Inspection Services. A RFP will be sent to 4 - 5 roofers to provide a quote for replacement per the report, with an estimated time frame of 2 years for completion. Nail pattern, peel and stick, clips, dimensional shingles-Owens Corning, and pictures are to be included in the proposal. Alternative to PVC for the replacement of stacks.

The next Board Meeting will be on Monday, June 10, 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 Bette Payne, and carried unanimously.
RESOLVE: To adjourn the meeting at 7:40 p.m.

Submitted by:

Accepted by:

Peggy M. Semsey, Property Manager
Management and Associates

Cathy McCarthy, President
ELW Cluster Homes Unit Four

PRESIDENTS REPORT
FOR ELW CLUSTER IV HOA BOARD MEETING

5/13/19

We have finished the roofing inspection of all buildings and will be discussing the report later in the meeting.

There have been some broken sprinkler heads noted for repair most recent at 190 Tads Trl., and the sprinkler company is compiling a schedule of timing for when sprinklers should be turning on.

We have had some complaints about dog waste so I remind everyone to please pick up after your pets.

We have also had some complaints about garbage cans sitting out and not being stored properly. Please put your cans back in your sheds after the garbage has been picked up and on the day of pick up please.

Picnic was held on April 13 and we had another successful picnic/BBQ. Weather was very nice and thanks to all who helped and attended. We look forward to meeting more neighbors in the fall and will have a date for that in the coming months.

Cathy McCarthy

ELW Cluster IV Board President

**ELW Cluster Homes Unit Four
Manager's Report
May 13, 2019**

Administrative

New Ownership Report – There is a new owner in unit 620 S. Woodlands Drive – George Johnston, prior owner Depaul.

Architectural Application was received from 90 Evelyn to remove dead bushes and replace with Liriope and Ti plants.

Becker Lawyers has contacted the Association regarding whether the Board wishes to dismiss open complaint for case 15-0054320-CI. Attorney file for Motion for Summary Judgement in April 2018 to move the case forward. The Court set the case for dismissal for lack of prosecution. I inquired if there would be any additional attorney fees associated with the dismissal!

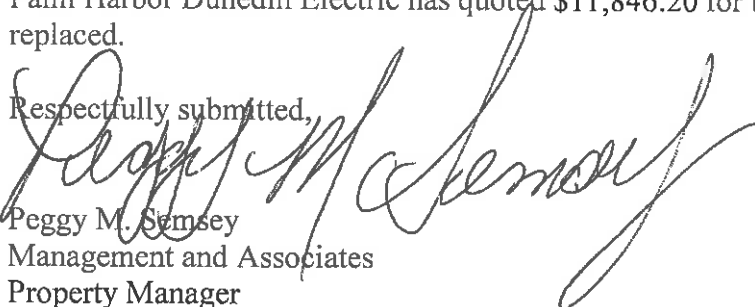
Repair and Maintenance

Arbor Care - original quote sent by NatureCoast Landscape Services was \$7,710.00. The Crape Myrtle at 120 Tads Trail fell during storm reducing the quote to \$7,635.00.

Mill/Pave quotes were received from Driveway Maintenance in the amount of \$98,375.00, 1" asphalt, quote from Parking Lot Services is \$129,792.00 for 1.5" asphalt. Driveway Maintenance confirmed a 5 – 7 remaining life on the existing pavement. The last overlay was done in 2011.

Palm Harbor Dunedin Electric has quoted \$11,846.20 for the next phase of boxes that need to be replaced.

Respectfully submitted,


Peggy M. Semsey
Management and Associates
Property Manager

NATURE COAST
LANDSCAPE SERVICES

CLUSTER IV
ARBOR CARE PROPOSAL

March 15, 2019

Peggy Semsey
Community Association Manager
Management and Associates
720 Brooker Creek Blvd Suite 206
O: 813-433-2008
E: psemsey@mgmt-assoc.com

Scope of work:

- (1) Crape Myrtle removed on island by 30 Colette. To include stump grinding.
 - (1) Dead Tree removed in rear of 130 Colette. To include stump grinding.
 - (1) Small Laurel Oak Tree removed in rear of 140 Colette.
 - (1) Dead Pine Tree removed at 160 Evelyn. To include stump grinding.
 - (1) Dead Ligustrum Tree removed at 10 Tads Trail. To include stump grinding.
 - (1) Dead Bottle Brush tree removed at 90 Poole. To include stump grinding.
 - (1) Dead China Berry Tree removed at 160/170 Poole. To include stump grinding.
 - (1) Dead Queen Palm Tree removed from corner of South Woodlands and Poole. To include stump grinding.
 - (1) Dead Maple Tree removed in rear of 600 South Woodlands.
 - (1) Dead Maple Tree removed in rear of 620 South Woodlands. To include stump grinding.
 - (1) Dead Crape Myrtle removed in front of 120 Tads. To include stump grinding.
- All hardwood trees throughout property to be elevated 13-15 ft above roads and 8-10 ft above turf.
To include clearance pruned 8-10 ft above roof lines.

Fall

CM

4/12/19

PERMIT?

Tree at 120 Tads Trail has fallen and been removed. grind stump only if necessary

CM

4/11/19

TOTAL PROJECT COST: ~~XXXXXX~~ \$7635.00

(LABOR, MATERIALS, FUEL, AND DUMP FEES INCLUDED IN TOTAL COST)

Signature Cathy McCarthy president Date 4/12/19

Serving the Greater Tampa Bay Area
13124 SR 54 Odessa, FL 33556 | nestor@naturecoast.biz | (813) 749-0246



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PH: (727) 773-1622 FAX (727) 773-1721

License #: EC13002291

PROPOSAL SUBMITTED TO: EAST LAKE WOODLANDS CLUSTER IV	JOB NAME: REPLACE 6 EXTERIOR ELECTRIC SERVICES
STREET (street address, city, state, zip)	STREET (street address, city, state, zip)
PHONE #	JOB PHONE #

We hereby submit specifications and estimates for:
THE FOLLOWING BUILDINGS ARE GRADED AT "D"

1. 15-45 Tads 4 position \$2381.40
2. 195-215 Tads 3 position \$1803.50
3. 10-30 Colette 3 position \$1803.50
4. 110-120 Colette 2 position \$1192.20
5. 40-70 Colette 4 position \$2381.40
6. 10-20 Evelyn 2 position \$1192.20

THE SCOPE OF WORK IS TO REPLACE THE EXTERIOR ELECTRIC EQUIPMENT FOR THE ABOVE BUILDING.
 FURNISH AND INSTALL SQUARE D EQUIPMENT AND BREAKERS FOR AN EQUAL CHANGE OUT.
 FURNISH AND INSTALL A BUILDING GROUNDING SYSTEM AND SURGE ARRESTOR.
 RECONNECT, TEST, AND LABEL ALL EXISTING CONDUIT AND WIRE.

PERMIT FEES ARE \$181.00 PER BUILDING Total \$ 1086.00

****NOTE:** We are not responsible for unforeseen, preexisting conditions or permit fees. Page of

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:
ELEVEN THOUSAND EIGHT HUNDRED FORTY SIX 20/100 DOLLARS (\$11,846.20)

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
 Signature Daniel DeFalco
 Date: 4/25/2019

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal –The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.
 Date of Acceptance: _____

Signature Cathy McCarthy President
 4/25/19
 Signature _____