

ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 12, 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 Frank Clarke, Helen Crowley, Bette Payne, Steve Rogers, and Tom Sheehy, establishing a quorum to conduct business. Jill Bartholmey was not present. Peggy Semsey, Property Manager, of Management and Associates, was also present and acted as Recording Secretary.

Reading and Disposal of Unapproved Minutes – It was,

ON MOTION: Duly made by Frank Clarke, seconded by Steve Rogers, and carried.

RESOLVE: Approve the minutes of the Board Meeting held July 15, 2019.

ON MOTION: Duly made by Frank Clarke, seconded by Steve Rogers, and carried.

RESOLVE: Approve the minutes of Special Board Meeting held August 7, 2019.

Treasurer's Report – in the absence of Jill Bartholmey, Peggy Semsey, Property Manager reported the following:

Operating Total:	\$ 129,137.34
Reserves:	\$1,361,116.35 (healthy roof reserves for replacement)
Assets Total:	\$1,490,253.69
Liabilities & Equity	\$1,490,253.69

President's Report – Cathy McCarthy – Attached – Cathy McCarthy would like to put together a book of accomplishments and timeline for major projects, to pass to future Board of Directors. Current Board Members were asked for their input. Frank Clarke was asked to introduce Council of North County Neighborhood (CNCN). Membership is \$75.00 per year. North County is considered to be from Curlew Road to the county line. Several East Lake Woodlands communities are members. The council aggressively addresses concerns of the members with the appropriate County Officials, so their voices are heard. Request to put on next agenda for further discussion.

Manager's Report – Peggy Semsey – Attached

Unfinished Business

Paving (Sealcoat) Quote REVISED

ON MOTION: Duly made by Frank Clarke, seconded by Steve Rogers, and carried.

RESOLVE: Approve the REVISED Sealcoat quote presented by Driveway Maintenance in the amount of \$14,695.00 to sealcoat with poly-tar heavy duty pavement sealer, in four (4) mobilizations. The project will be postponed until the roof replacement project is well underway, due to the heavy equipment that will be on the roadways from the roof replacement. This recommendation was made by Chuck Fairman, of Driveway Maintenance, for preservation of the sealcoat.

Old Business continued

Roof Replacement Quote Update

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

RESOLVE: Accept the quote presented by Arry's Roofing in the amount of \$419,000.00, for the first phase of roof replacements to include the Ultra HD Shingle-color Shakewood.

Flood Insurance – Discussion to be tabled.

New Business

ARC Applications

20 Colette - Gutters

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

RESOLVE: Approve the application for the installation of gutters as presented.

180 Poole – Railing

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

RESOLVE: Approve the application for the installation of the railing as presented.

Meeting will be on Monday, September 9, 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 – sod replacement required at 90 Evelyn Court.

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: 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

PRESIDENTS REPORT
FOR ELW CLUSTER IV HOA BOARD MEETING

8/12/19

We have had a change in plans for the asphalt sealing, mostly due to the installation of new roofs that will begin most likely next month (September). After consulting with our paving contractor, and receiving input from our neighbors, we will be delaying the pavement sealing until AFTER our roof installations. We also took into consideration the staging of the work and decided to phase it out to 4 mobilizations instead of 3 and staggering the workdays to allow for curing time. We realized that the way we initially had the work scheduled would create inconveniences that we could easily avoid.

We will be posting both the roof schedule (13 buildings) and the new paving schedule once we have that information.

I would like to add in a request to my neighbors to please not contact our vendors directly. Any concerns or questions you might have about any of our contractors within the community should be directed to Peggy Semsey, our property manager. We want to keep our contractors who have been working hard for us, and remind all that calling a contractor to tell them that we might fire them in the future is really counterproductive to what we are trying to achieve as a community.

Cathy McCarthy

ELW Cluster IV Board President

**ELW Cluster Homes Unit Four
Manager's Report
August 12, 2019**

Administrative

New Ownership Report – Attached.

Becker Lawyers – Jacovides Case – no update.

Flood Insurance – In speaking with Carol Everhart, our Account Executive, Flood Insurance for Homeowner Associations is not governed like it is under Condo Associations where there is a very generous policy. Each unit has to secure a separate flood insurance policy.

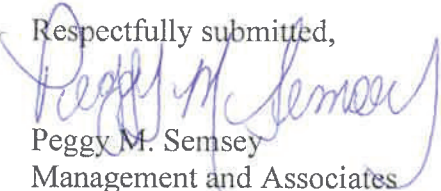
Repair and Maintenance

Outdoor Concepts – Todd was contacted to redirect or cap irrigation heads that are located by all A/C units, as requested by Helen Crowley, 60 Colette Court. Todd confirmed that is part of their regular maintenance service. Additional charges will be incurred if pipe needed to be run for relocating heads.

Sealcoat – Driveway Maintenance – quote has been received for \$14,695.00 to sealcoat with Poly-Tar in four (4) mobilizations. Chuck Fairman at Driveway Maintenance recommended that the sealcoat NOT get done before the roof replacements as the heavy equipment can compromise the sealcoat.

Roof Quotes – Arry's Roof Services, Inc. was awarded the roof replacement contract after meeting with them, along with John Hogan Roofing and Acoma Roofing. Arry's Roofing provided an Addendum, attached, that includes the Associations request to inspect and corrections made prior to payment, add Association as additional insured, photo evidence of woodwork replacement, unset and reset of existing gutters, (see further notes), a 20% discount was negotiated on all woodwork, and standard galvanized 8D ring shank nails will be used for the installation of the shingles. The first page of the contract was requested to be redone since units 40 – 70 Poole Place, and 115 – 155 Poole Place were omitted, as well as inclusion of carports. Timberline HD and Ultra HD are the same price, although "Ultra" is a thicker shingle. The current color shingle, Driftwood is an HD and DOES NOT come in Ultra. The next closest color would be Shakewood. In regards to priority of replacement, please make note that the following units are urgent: 160 Evelyn, 30 Evelyn, (110 Poole and 130 Poole are on the next phase, but have had multiple service calls).

Respectfully submitted,



Peggy M. Semsey
Management and Associates
Property Manager