

ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 14, 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 6:32 p.m. by President, Cathy McCarthy.

Calling of the Roll – Directors present were Jill Bartholmey, Frank Clarke, Helen Crowley, Bette Payne, Steve Rogers, and Tom Sheehy, establishing a quorum to conduct business. 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 Tom Sheehy, and carried.

RESOLVE: Approve the minutes of Board Meeting held September 9, 2019.

Treasurer's Report – Jill Bartholmey – Attached – Jill reported all is well.

President's Report – Cathy McCarthy – Attached

Spectrum Contract – Attorney Involvement regarding credits due on overcharges.

ON MOTION: Duly made by Tom Sheehy and seconded by Steve Rogers, and carried.

RESOLVE: Attorney to make call to Spectrum regarding overcharges.

Manager's Report – Peggy Semsey – Attached

Tax Return

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

RESOLVE: Tax Return to be prepared by outside firm Davidson, Jamieson & Cristini, P.L.

Unfinished Business

Roof Replacement Phase 2

ON MOTION: Duly made by Helen Crowley, seconded by Steve Rogers, and carried.

RESOLVE: Execute contract with Array's Roofing for the 2nd Phase of Replacements in the amount of \$579,000.00 to commence in 2020.

New Business

Tree Removal/Palm Tree Trimming

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

RESOLVE: Secure the services of RedTree in the amount of \$4,536.00 to trim and boot palm trees and remove designated trees.

2020 Budget Approval

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

RESOLVE: Approve the 2020 Budget in the amount of \$410.00.

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The next meeting will be held on Monday, November 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 Bette Payne and carried.

RESOLVE: Adjourn the meeting.

Submitted by:

Accepted by:

Peggy M. Semsey, Property Manager
Management and Associates

Cathy McCarthy, President
ELW Cluster Homes Unit Four