

**ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 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 6:30 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 Steve Rogers, and carried.

**RESOLVE:** Approve the minutes of Board Meeting held October 14, 2019.

**Treasurer's Report** – Jill Bartholmey – Attached

**President's Report** – Cathy McCarthy – Attached

Frank Clarke was asked to update on the CNCN, as he is a member on the Board of Directors. Frank reported that a hot issue is the intersection of Tampa Road and Sunflower in East Lake Woodlands. Florida Department of Transportation will reconstruct the intersection to prohibit a left hand turn onto Tampa Road.

**Manager's Report** – Peggy Semsey – Attached

**Unfinished Business** – there was none

**New Business**

Lawn Maintenance Contract – Table - Reach out to vendors to quote the restoration of sod to restore the property. Special Board Meeting to be scheduled to interview vendors prior to next Board Meeting.

Fertilization Contract – Table - Fertilization to be included in the contract of the selected vendor for lawn maintenance.

Spectrum Contract Billing Issues – review is pending and being worked on by representatives, per Managers Report.

ARC Applications

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

**RESOLVE:** Approve the following applications: 50 Colette – Drainage, 20 Poole – Screen Lanai and Bushes, 20 Tads Trail – Kitchen Window and Sliding Glass Doors, 45 Tads Trail – Pavers, 130 Tads Trail – Ramp.

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

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The next meeting will be held on Monday, December 9, 2019, at 6:30 p.m. at 720 Brooker Creek Boulevard, #206, Oldsmar, FL 34677.

The Annual Meeting will be held on Saturday, January 18, 2020, at 10:00 a.m.

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

**RESOLVE:** Hold the Annual Meeting at Lutheran Church of the Resurrection at Steffke Hall on East Lake Road at a rate of \$350.00.

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

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

**RESOLVE:** Adjourn the meeting at 7:43 p.m.

Submitted by:

Accepted by:

Peggy M. Semsey, Property Manager  
Management and Associates

Cathy McCarthy, President  
ELW Cluster Homes Unit Four