

**ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**December 9, 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, Steve Rogers, and Tom Sheehy, establishing a quorum to conduct business. Bette Payne 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 Jill Bartholmey, seconded by Steve Rogers, and carried.

**RESOLVE:** Approve the minutes of Board Meeting held November 11, 2019.

**Treasurer's Report** – Jill Bartholmey – there was none

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

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

**Unfinished Business**

Lawn Maintenance Contract

Fertilization Contract

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

**RESOLVE:** Secure the services of Redtree for lawn maintenance contract and fertilization contract.

Spectrum Contract Billing Issue Update – audit and credits are still being worked on and is expected to be completed by the end of the month.

**New Business**

Concrete Repairs – Secure contract with vendor to repair sidewalk 125 Poole Place-Grind, 600 S. Woodlands-walkway replace, 190 Poole Place-walkway, 80 Colette Court-repair.

**ARC Applications**

10 Evelyn Court – Front Door

**ON MOTION:** Duly made by Jill Bartholmey, seconded by Helen Crowley, and carried.

**RESOLVE:** Approve application.

80 Poole Place – Flag Pole

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

**RESOLVE:** Approve application.

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Questions and Comments from the Floor/Sign-up 3 Minute Maximum – Helen Crowley brought up completing the remaining phase of fences to be replaced.

The next meeting will be the Annual Member Meeting to be held on Saturday, January 18, 2020, at the Lutheran Church of the Resurrection at Steffke Hall at 10:30 a.m.

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 7:26 p.m.

Submitted by:

Accepted by:

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Peggy M. Semsey, Property Manager  
Management and Associates, Inc.

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Cathy McCarthy, President  
East Lake Woodlands Cluster Homes  
Improvement Association, Unit Four,  
Inc.