

ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 10, 2020

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via Zoom Meeting ID 816 6592 8497.

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, Andrea Cooley, Bette Payne, and Steve Rogers, 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 Jill Bartholmey, and carried.

RESOLVE: Waive the reading and approve the minutes of Board Meeting held July 13, 2020, as submitted.

Treasurer's Report – Jill Bartholmey - Attached.

President's Report – Cathy McCarthy briefly discussed the landscape proposal stating that residents must agree in writing to water vegetation that will be planted on their property. Pressure washing project is complete except for a second application of rust removal on Tads Trail between units 90 – 280.

Manager's Report – Peggy Semsey – Attached

Board of Directors confirmed that the repair of the top landing step is the responsibility of the unit owner, not the Association.

National Traffic Signs

ON MOTION: Duly made by Jill Bartholmey, seconded by Bette Payne, and carried.

RESOLVE: Approve the street sign replacement quote from National Traffic Signs in the amount of \$4,019.09, for the ornamental style posts with bright gold lettering. Street signs to be delivered to, and installed by Affordable Work Orders.

Unfinished Business

RedTree Landscape Vegetation Replacement

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

RESOLVE: Approve the quote for \$22,252.50 less \$150.00 for wood removal at 620 S. Woodlands. Property Manager to negotiate a discount with RedTree since entire quote was approved.

Woodwork – John Duro

ON MOTION: Duly made by Jill Bartholmey, seconded by Bette Payne, and carried.

RESOLVE: Approve Estimate #1149 in the amount of \$11,375.00 for wood replacements and repairs.

New Business

ARC Application – 180 Poole-Railing, 35 Tads Trail-Gutter, 170 Tads Trail-Landscape, 215 Tads Trail-Maringa Tree/Denial, 250 Tads Trail-Windows, resend to Board.

ON MOTION: Duly made by Frank Clarke, seconded by Andrea Cooley, and carried.

RESOLVE: Approve applications as submitted, except for 215 Tads Trail Maringa Tree, that was denied, and request to resend 250 Tads Trail Window application.

Lien Foreclosure – 50 Poole Place

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

RESOLVE: Approve moving forward on the Lien Foreclosure for unit 50 Poole Place

Questions and Comments from the Floor/Sign-up 3 Minute Maximum – there were none.

The next Board Meeting will be held on Monday, September 14, 2020, at 6:30 p.m. via Zoom.

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

ON MOTION: Duly made by Jill Bartholmey, seconded by Andrea Cooley, and carried.

RESOLVE: Adjourn the meeting at 7:31 p.m.

Submitted by:

Accepted by:

Peggy M. Semsey, Property Manager
Management and Associates

Cathy McCarthy, President
ELW Cluster Homes Unit Four