

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
May 10th, 2021**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM on **May 10th, 2021 at 6:30 p.m.**

- **Call to Order** – The meeting was called to order at 6:31 p.m. by **Cathy McCarthy**.
- **Calling of the Roll** – Directors present were **Jill Bartholmey**, **Frank Clarke**, **Cathy McCarthy**, **Betty Payne**, and **Steve Rogers**. Property Manager **Peggy Semsey** was also present.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/McCarthy)** to approve the minutes of April 12, 2021 as submitted. Passed unanimously.
- **Treasurer's Report** – The April financials were received earlier in the day. **Jill Bartholmey** asked that amounts charged to R&M-Sprinklers be reclassified as the monthly fee.
- **President's Report** – **Cathy McCarthy** reports:
 - The monthly newsletter will henceforth be published after the monthly meeting so that recent events can be included
 - New residents at 60 Poole (the Pfieters) and their 4 children
 - Weed removal spray has been effective
 - Property Manager has been notified of current maintenance needs
 - 140 Tads has an area nr the front door that needs repainting
 - the remainder of the sidewalks on Tads need pressure washing
 - some sections of lawn may need re-sodding
- **Manager's Report** – **Peggy Semsey** reports:
 - 160 Evelyn will have a POD delivered May 28th and has promised expedited unloading
 - Lien foreclosure – Final hearing is set for June 3rd with foreclosure sale 30 days post
 - Competitive quote rec'd from Mark DeLaquil to install 3rd nail to upgrade our roofs from 'nail' to 'clip' and to provide new wind mitigation reports: \$9,975.
 - RedTree – approved work orders are still approx 2 weeks out:
 - 20 Poole landscaping around fence – \$280
 - 45 Tads remove old hedges/install arboricola – \$1,120
 - 190 Tads – remove large branch over lanai – \$650

Manager's Report continued:

- Superior Fence – pending repairs on schedule for 17 units
- Affordable Work Orders has quoted \$325 to remove/install new carport numbers (labor only). 257 digits will be needed @ \$5.63 (\$1,446.91+tax from Lowe's with a 10% discount)
- RedTree – repaired east side irrigation controller – \$625.

- **Unfinished Business – (and motions during reports, if any)**
 - 1) **MOVED(McCarthy/Bartholmey)** to ratify the proposal by Mark DeLaquil to correct roof problems. Passed unanimously.
 - 2) **MOVED(McCarthy/Clarke)** to proceed with renumbering carports. Passed unanimously.
 - 3) **MOVED(Clarke/Bartholmey)** to have the Tads Trail drainage issue inspected with intent to correct; \$140. Passed unanimously.

- **New Business –**
 - 1) **MOVED(McCarthy/Bartholmey)** to approve ARC for 50 Tads – change sliders and windows. Passed unanimously.
 - 2) **MOVED(Clarke/McCarthy)** to ratify RedTree repair of east side irrigation controller. Passed unanimously.
 - 3) Sign amendment – pending review by our attorney.

- **Questions and comments from the floor**
 - **Dara Moore** inquired about ELW gates and their maintenance.

- **Adjournment –** There being no further business to come before the Board it was, **MOVED(McCarthy/Bartholmey)** To adjourn at 7:20 p.m. Passed unanimously. The next meeting will be on June 14th.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four