

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
June 14th, 2021**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM June 14th, 2021 at 6:30 p.m.

- **Call to Order** – The meeting was called to order at 6:28 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(Rogers/Payne)** to approve the minutes of May 10th, 2021 as submitted. Passed unanimously.
- **Treasurer’s Report** – Jill **Bartholmey** reported that net cash flow was up and that A/R also rose by \$2,500.
- **President’s Report** – Cathy **McCarthy** reports
 - new owners at 135 Poole (Sharon Milliman) and 150 Evelyn (Kellyann Mancuso) have been given welcome packets
 - she and Peggy Semsey did a walk-around to look at lawns and have tasked RedTree to determine if browning is due to pests or underwatering
 - they will be surveying carports and their support posts next
 - the board and the association are operating smoothly.
- **Manager’s Report** – Peggy Semsey reports
 - final judgement was entered for 610 S.Woodlands and a foreclosure sale has been scheduled for July 8, 2021.
 - roof upgrades by Mark Delaquil are being scheduled
 - approved work by RedTree is set to begin later this week: 20 Poole, 45 Tads Tr., 190 Tads Tr.
 - fence work by Superior Fence is delayed 4-6 weeks due to material supply issues
 - three pressure washing contractors have been asked for bids for sidewalk cleaning
 - carport numbers have been ordered from Lowe's. AWO will install
 - John Duro quoted \$1,940 for repairs to 200 Tads Tr.
 - Arry's will check roofs at 90-120 Tads for rodent issues
 - storm water drain on Evelyn was inspected 6/10 (\$700). No report yet.

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- **Unfinished Business** – (and motions during reports, if any)
 - 1) Sign Amendment (2.09) – no progress yet; continued
 - 2) **MOVED(McCarthy/Clarke)** to ratify the John Duro quote for 200 Tads Trail. Passed unanimously.
 - 3) **MOVED(Bartholmey/Clarke)** to ratify the storm water drain inspection (\$700). Passed unanimously.

- **New Business** –
 - 1) **ARC applications:**
 1. **20 Colette railing.** **MOVED(Bartholmey/Clarke)** to approve. Passed unanimously.
 2. **20 Poole front door.** **MOVED(McCarthy/Clarke)** to approve. Passed unanimously.
 3. **215 Tads upgrade lawn.** **MOVED(Clarke/McCarthy)** to approve. Passed unanimously.
 4. **215 Tads front porch tile.** **MOVED(Clarke/McCarthy)** to approve. Passed unanimously.
 5. **215 Tads screen enclosure.** **MOVED(Clarke/Rogers)** to deny. Passed unanimously.
 - 2) **215 Tads ARC appeal from denial.** **MOVED(Clarke/McCarthy)** to deny. Passed unanimously.
 - 3) **Screened Patio Policy** – tabled to next meeting
 - 4) **Foreclosure sale of 610 S.Woodlands.** Peggy Semsey tasked to get info on how the assn. can bid on the property.
 - 5) **Tree pruning 30 Evelyn (\$575).** **MOVED(McCarthy/Bartholmey)** to approve. Passed unanimously.

- **Questions and comments from the floor**
 - **Asha Patel** just wanted to see the board in action.
 - **Emilio Riera** discussed shrubs and lawn maintenance.

- **Adjournment** – There being no further business to come before the Board it was, **MOVED(Bartholmey/McCarthy)** To adjourn at 7:38p. Passed unanimously. The next meeting will be on July 12th.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four