

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION  
UNIT FOUR, INC.  
BOARD OF DIRECTORS MEETING  
July 12, 2021**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM July 12, 2021 at 6:30 p.m.

- **Call to Order** – The meeting was called to order at at 6:30 p.m. by President Cathy McCarthy.
- **Calling of the Roll** – Directors present were Jill Bartholmey, Frank Clarke, Cathy McCarthy, and Steve Rogers. Betty Payne joined the meeting at 6:57.
- **Reading and Disposal of Unapproved Minutes** – **MOVED**(Bartholmey/McCarthy) to accept as presented. Approved unan.
- **Treasurer’s Report** – JillB reports:
  - the June statements represent ½ way through the year and provides a handy checkpoint. She recommends that expenses for fences, &c. be paid out of the operating budget and that the \$450/mo expense for irrigation maintenance be reclassified from R&M-Sprinklers to Irrigation Maintenance.
  - O/S maint fees are down slightly.
- **President’s Report** – CathyM reports:
  - several new owners at 285 Tads and 160 Tads still to be visited/welcome
  - new listings at 30 Tads and 80 Tads
  - Peggy and Cathy will survey carports Tuesday 7/20 @ 7a.m.; all board members welcome
  - re: screened enclosures, existing installations at 70 Poole, 10, 100, 110, and 120 Colette, 80 and 155 Poole, and 15 Tads will be 'grandfathered'.
- **Manager’s Report** – PeggyS reports:
  - Mark DeLaquil (Eon Roofing) has scheduled or completed 15 of 29 targeted units and will try to schedule the other 14 soon
  - RedTree has switched mowing day to Wednesday to enable finishing the same week; approved landscape work at 20 Poole, 45 Tads, and 190 Tads completed
  - Superior Fence still waiting on materials
  - Sidewalk cleaning quotes are from Riptide (\$5,876.33), Gladiator (\$5,070), and Top Notch (\$4,813.93)
  - Arry's Roofing inspected 90-120 Tads but no report yet
  - John Duro quoted \$2,940/unit to replace carport vinyl with hardiboard at 140/150 Colette, 170/180 Poole, 30/40 Evelyn, 130/140 Evelyn, 170/180 Tads, 190/200 Tads, 115/125 Poole, total \$23,520.
  - Storm water drains were cleaned out on Evelyn June 22. Invoice and report are pending.

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- **Unfinished Business** – (and motions during reports, if any)
  - 1) Sign amendment (2.09) to attorney for up/down opinion
  - 2) Screened patio policy: **MOVED(Clarke/Payne)** to approve with grandfathering corrections; approved unan.
  - 3) Foreclosure sale at 610 S.Woodlands was for \$206,200
  
- **New Business** –
  - 1) Pressure washing quotes: **MOVED(Clarke/McCarthy)** to award the contract to Riptide; approved unan.
  - 2) J.Duro quote for vinyl replacement, \$23,520; **MOVED(McCarthy/Bartholmey)** to proceed with 8 units funded out of operating budget; approved unan.
  
- **Questions and comments from the floor**
  - **Emilio Riera** remarked on the presence of dead bats in his carport, but this will be addressed by the vinyl replacement just approved.
  - **Sophia Sculerati** is an ARC required for replacing the front door knocker? (No.)
  
- **Adjournment** – There being no further business to come before the Board it was, The chair adjourned the meeting at 7:24 p..m. The next meeting will be on August 9.

Submitted by:

Accepted by:

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Frank Clarke, Sec'y  
ELW Cluster Homes Unit Four

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Cathy McCarthy, President  
ELW Cluster Homes Unit Four