

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
August 9, 2021**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM on **August 9, 2021 at 6:30 p.m.**

- **Call to Order** – The meeting was called to order at 6:30 by **Cathy McCarthy**.
- **Calling of the Roll** – Directors present were **Jill Bartholmey, Frank Clarke, Cathy McCarthy, Betty Payne (from 6:34), and Steve Rogers**.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/McCarthy)** to accept the July 12 minutes as presented. Passed unan.
- **Treasurer's Report** – No report; too early for official financials.
- **President's Report** – **Cathy McCarthy** reports:
 - visited new owners at 160 Tads and 285 Tads and provided welcome packages
 - met the new owners of 610 S.Woodlands who will remodel and resell the property
 - new owners at 80 Tads are doing a total remodel ahead of moving in
 - surveyed carports with the manager and noted needed fixes. A tree behind 80 Tads will have to be removed
 - new carport numbers will be installed soon
 - reminded everyone of sidewalk pressure washing in progress.
- **Manager's Report** – **Peggy Semsey** reports:
 - new owners at 80 Tads and 610 S.Woodlands
 - 'third nail' work complete on 29 units. New wind mitigation reports are available
 - landscaping survey with RedTree Aug.12 (Thursday) at 1:00 p.m.
 - Superior Fence – material has arrived and work will start August 16
 - Riptide Pressure Washing is on site today
 - carport numbers have arrived; pending installation by AWO
 - Arry's – still waiting for their report re: 90-120 Tads
 - John Duro will begin carport work later this week
 - Storm water drains report and invoice still pending
 - Suncoast Rust Control will treat sidewalk within the next few weeks

- **Unfinished Business** – (and motions during reports, if any)
 - 1) Sign amendment (2.09) – **MOVED(Bartholmey/Rogers)** to accept the attorney's rewording of 2.09 and propose it to the membership at the annual meeting. Passed unan. The proxy is to be reviewed by the Board before distribution to the membership.

- **New Business** –
 - 1) ARC applications – 20 Poole; **MOVED(McCarthy/Payne)** to approve. Passed unan.
 - 2) Numbering carport doors – Clarke suggested repurposing the old carport numbers for use on the shed doors if possible. No motion.
 - 3) Landscape Maintenance contract addendum – needs rework. **MOVED(McCarthy/Clarke)** to table to September. Passed unan.

- **Questions and comments from the floor:**
 - **Helen Crowley** – Sidewalk cleaning solution killed the weeds (Yay!); where is the new Screened Patio Policy? (*Oops! It's up now.*)
 - **Emilio Riera** – There's a hole in his lawn! (*Cathy will investigate.*)

- **Adjournment** – There being no further business to come before the Board it was, **MOVED(Bartholmey/Payne)** To adjourn at 7:25. Passed unan.. The next meeting will be on September 13.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four