

**East Lake Woodlands Cluster Homes  
Improvement Association, Unit Four, Inc.  
Annual Members Meeting  
January 15, 2022**

The Annual Members Meeting of the East Lake Woodlands Cluster Homes Improvement Association, Unit Four, Inc. was held on Saturday, January 15, 2022, at 10:30 a.m. at Lutheran Church of the Resurrection, 1555 Windmill Pointe Road, Palm Harbor, FL 34685.

The meeting was called to order at 10:31 a.m. by Peggy Semsey, Property Manager. The roll was called and Directors present were Jill Bartholmey, Frank Clarke, Cathy McCarthy, and Steve Rogers with several residents including Andrea Cooley, Helen Crowley, Emilio Riera, and Joseph Genaro. Frank Clarke acted as Recording Secretary. A quorum was established with 74 present in person or by proxy. Certified proof of Notice of Meeting was presented.

The first item of business was the disposal of unapproved minutes of the Annual Member Meeting January 16, 2021.

**MOVED (Frank Clarke/Steve Rogers)** to approve the minutes of the Annual Member Meeting dated January 16, 2021, as presented. Passed without objection.

#### **REPORT OF OFFICERS**

**Treasurer Jill Bartholmey** – This was a very good year with A/R down to \$1650 (last year \$6500) and with cash on hand \$770K including reserves of \$618K and on track to remain fully-funded.

**President Cathy McCarthy** – recapped the board's many accomplishments in 2021.

#### **THE 2022 BOARD OF DIRECTORS**

There were five (5) open positions on the Board of Directors and five (5) members sent in a Notice of Intent to Serve: Jill Bartholmey, Frank Clarke, Andrea Cooley, Cathy McCarthy, and Steve Rogers. There was no need for an election. The five volunteers constitute the 2022 board.

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UNFINISHED BUSINESS – There was none

NEW BUSINESS –

On amending the sign covenant (2.09):

- the "A" section of Cluster 4 contains 37 units, 75% of which is 28 units required to pass the amendment. 29 members within section "A" approved the amendment. The amendment is adopted for residents of Tads Trail.
- The "BCD" section of Cluster 4 contains 62 units, 75% of which is 47 units required to pass the amendment. 43 members within section "BCD" approved the amendment. The amendment is not adopted for residents other than Tads Trail.

67 members voted to waive the year-end financial report. Waived.

Joe Genaro raised landscaping issues for the Property Manager's attention.

RECESS

In order to allow more time to collect additional proxies to pass the covenant amendment for section "BCD", the Annual Members Meeting was recessed at 10:53 a.m. to be reconvened at 6:30 p.m. February 14th via ZOOM.

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The Annual Meeting reconvened at 6:30p.m., Monday February 14, 2022, and was called to order at that time by Cathy McCarthy, President of the Board, for the purpose of recounting the votes regarding amending the sign covenant (2.09).

On amending the sign covenant (2.09):

- the "A" section of Cluster 4 contains 37 units, 75% of which is 28 units required to pass the amendment. 29 members within section "A" approved the amendment. The amendment is adopted for residents of Tads Trail.
- The "BCD" section of Cluster 4 contains 62 units, 75% of which is 47 units required to pass the amendment. 48 members within section "BCD" approved the amendment. The amendment is adopted for residents other than Tads Trail.

There being no further business on the agenda, it was **MOVED(F.Clarke/C.McCarthy)** to adjourn the Annual Meeting. Passed without objection at 6:32p.m.

Submitted by:

Accepted by:

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Frank Clarke, Secretary  
ELW Cluster Homes Unit Four

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Cathy McCarthy, President  
ELW Cluster Homes Unit Four