

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION  
UNIT FOUR, INC.  
BOARD OF DIRECTORS MEETING  
February 14, 2022**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM, February 14, 2022 at 6:30 p.m.

- **Call to Order** – The meeting was called to order at 6:32 p.m. by Cathy McCarthy.
- **Calling of the Roll** – Directors present were Jill Bartholmey, Andrea Cooley, Frank Clarke, Cathy McCarthy, and Steve Rogers. Also present was Peggy Semsey, Property Manager. No residents other than board members attended.
- **Reading and Disposal of Unapproved Minutes** –  
**MOVED(Bartholmey/Cooley)** to approve as corrected the minutes (Board and Organizational) of January 15, 2022. Passed unanimously.
- **Treasurer’s Report – Bartholmey:**
  - The A/R adjustment shown was a receivable to 'Roofing' and should be moved from the operating account to the Roofing Reserve
- **President’s Report – McCarthy:** recapped the points covered in the recent (February) newsletter (q.v.)
- **Manager’s Report – Semsey:**
  - A report on the erosion problem at 170 Poole has been forwarded to our insurance carrier and we expect their decision in a few days.
  - Removal of palm tree at 20 Poole is quoted at \$675.
  - John Duro quotes \$3,700 for required repairs at 40 Colette.
  - Pending issues:
    - Storage door number installation
    - Confirmation of inspection of drainage issue at 100 Tads, invoice and report.
    - Engineering drawings re: carport posts on Tads.

- **Unfinished Business** – (and motions during reports, if any)
  - 1) **MOVED(Bartholmey/McCarthy)** to move \$90,000 from the operating account to Roofing Reserve; passed unanimously.
  
- **New Business** –
  - 1) ARC Applications
    1. 130 Poole (sodding): **MOVED(McCarthy/Clarke)** to approve; passed unanimously.
    - 2) Ratification of estimate #1301 from John Duro (\$3,700): **MOVED(Bartholmey/McCarthy)** to approve; passed unanimously.
    - 3) Ratification of palm removal, 20 Poole: **MOVED(McCarthy/Cooley)** to approve; passed unanimously.
    - 4) AAA Diversified add'l engineering drawings for carport repair: **MOVED(McCarthy/Bartholmey)** to approve; passed unanimously.
  
- **Questions and comments from the floor:**
  - Jill Bartholmey asked about replacing the interior breaker panel. Recommendation was to replace at earliest convenience.
  - Andrea Cooley inquired about removing 'popcorn' from exterior lanai ceiling. This is a board responsibility and she should open a problem ticket and have the work scheduled.
  
- **Adjournment** – There being no further business to come before the Board it was **MOVED(Bartholmey/McCarthy)** To adjourn at 6:56 p.m. Approved unanimously. The next meeting will be on March 14th at 6:30 p.m. Via ZOOM.

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