

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
April 11, 2022**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM on April 11, 2022 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, and Steve Rogers. Also present was Peggy Semsey, Property Manager. Andrea Cooley was absent due to a prior obligation.
- **Reading and Disposal of Unapproved Minutes** – **MOVED**(Bartholmey/McCarthy) to accept the minutes as presented. Passed unanimously.
- **Treasurer’s Report** – Bartholmey: There was insufficient time available to formulate a Treasurer's report.
- **President’s Report** – McCarthy:
 - President and PM conducted a walk-around to survey the property
 - RedTree was instructed to quote for trimming palms and hardwoods
 - Overall assessment was that the property was in good order
 - A recent repair by TECO requires the transformer box to be painted
- **Manager’s Report** – Semsey:
 - No liens currently in place
 - No new owners
 - Still pending – storage door numbering
 - Storage unit at 170-180 Tads has been reconstructed
 - RedTree has provided quotes for trimming palms and hardwoods plus other incidental work – \$20,805.

- **Unfinished Business** – (and motions during reports, if any)
 - 1) None

- **New Business** –
 - 1) ARC applications
 1. 240 Tads rear patio: **MOVED(Clarke/McCarthy)** to approve. Passed unanimously.
 - 2) RedTree landscape quotes: **MOVED(Clarke/Bartholmey)** to approve. Passed unanimously.
 - 3) Irrigation contract discussion: questioned whether responsibility for irrigation should be left with RedTree. No decision.

- **Questions and comments from the floor**
 - Frank Clarke, 150 Colette: can we canvass the community to see who can provide neighborly services (e.g.: notary services, &c.). A: handle via the website.
 - Emilio Riera, 140 Evelyn: expressed displeasure at general sloppiness of RedTree maintenance.

- **Adjournment** – There being no further business to come before the Board it was, **MOVED(Bartholmey/McCarthy)** to adjourn at 7:13. Approved unanimously. The next meeting will be on May 9, 2022.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four