

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
June 13, 2022**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM June 13, 2022, 6:30pm

- **Call to Order** – The meeting was called to order at **6:30pm** by Cathy McCarthy, President.
- **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, and resident Emilio Riera.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/Cooley)** to approve the minutes of May 9, 2022 as presented. Approved, **Clarke** abstaining.
- **Treasurer’s Report** – **Bartholmey**: Jill reports that May saw a \$2700 net increase in income and that the budget is on plan.
- **President’s Report** – **McCarthy**:
 - Walked the property with the Property Manager to assess electrical boxes; most are in good condition with a few needing replacement
 - Noted deficiencies in landscaping, particularly regarding weeds.
- **Manager’s Report** – **Semsey**:
 - No liens currently
 - No new owners
 - The remaining fences are to be replaced over several weeks beginning June 20th. Email notification will be sent.
 - Outdoor Concepts bids \$660/mo for one inspection/mo.
 - Dunedin Elec.: 2-gang box at 150-160 Poole replaced; RFP for replacing 30-50 Evelyn, 80-100 Evelyn, 10-30 Poole, and 10-30 Tads.
 - Storage door numbering is still pending.
 - RedTree approved work is pending a schedule date.
 - Mulch: American Mulch has quoted \$7,315 for 190 yds of red mulch incl. fuel surcharge.

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- **Unfinished Business** – (and motions during reports, if any)
 - 1) Irrigation Contract discussion – PropMgr to reach out to other vendors
 - 2) Elec box replace (next phase) – **MOVED(Clarke/McCarthy)** to RFP Dunedin Electrical for four more buildings. Approved unanimously.

- **New Business** –
 - 1) ARC applications
 1. 160 Tads – **MOVED(McCarthy/Bartholmey)** to ratify. Approved unanimously.
 - 2) J.Duro work at 600-620 S.Woodlands, \$3600, **MOVED(Clarke/Cooley)** to ratify. Approved unanimously.
 - 3) Mulch – expense within budget – **MOVED(Bartholmey/Cooley)** to move forward. Approved unanimously.
 - 4) Maintenance Bench for Paint – Peggy will prospect for suitable equipment.
 - 5) Bid from **West Coast Landscaping** proposes same services as RedTree for slightly higher rates. General agreement that any future contract must include controls to insure performance. Tabled.

- **Questions and comments from the floor**
 - **Emilio Riera** (140 Evelyn) says most of his issues were handled adequately during the meeting. He rates RedTree B- on laws, D- on bushes.

- **Adjournment** – There being no further business to come before the Board it was **MOVED(Bartholmey/McCarthy)** to adjourn at 7:30pm. Approved unanimously. The next meeting will be on July 11.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four