

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

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM July 11, 2022 at 6:30pm.

- **Call to Order** – The meeting was called to order at 6:31pm 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 and 4 residents.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(McCarthy/Bartholmey)** to approve the minutes of June 13, 2022 as submitted. Passed unanimously.
- **Treasurer’s Report** – Bartholmey: No report.
- **President’s Report** – McCarthy:
 - A fire in the carport of 150-160 Evelyn caused significant damage to three cars, landscaping, trees, siding on the units, roofs, and surrounding asphalt. The cars and carport are a total loss. The association will be liable for whatever deductible on our policy plus any items not covered by insurance.
- **Manager’s Report** – Semsey:
 - No liens currently in place
 - 40 Poole sold to Patrick and Karen Bullster
 - Fire at 150-160 Evelyn (carport); East Lake Fire responded; case # is SO22-213981; Insurance claim reported to McGriff Insurance; Arry's Roofing has been called to inspect for damage; John Duro alerted to assess the front of the buildings for vinyl remove/replace.
 - Fence project is complete except for 10 Poole.
 - Dunedin Electric quoted \$18,600. Some 'house' meters may be obsolete. Confirming with TECO.
 - Storage door number install is pending.
 - RedTree Landscaping will commence approved work July 13.
 - Sam's Club has an appropriate deck box we can use as a storage compartment, price \$119.98.
 - John Duro: Est #1352, 150 Poole, \$3,800; est #1353, 120 Tads, \$3,800; est #1354, 600 SW, \$560 to replace door, owner will be billed.
 - RedTree replaced an irrigation control box: \$1,875.
 - Resident at 600 SW requests sod replacement at rear of unit.

ELW Cluster Homes Unit Four

July 11, 2022

Page 2

- **Unfinished Business** – (and motions during reports, if any)
 - 1) **MOVED(McCarthy/Cooley)** to fix shed door at 620 SW and bill to owner. Passed unanimously.
 - 2) Landscaping/irrigation bids received from Nature Coast (\$6,000/mo), Liberty (\$4,300/mo), RedTree (\$5050/mo), and West Coast (\$5,595/mo). **Tabled** pending RedTree completion of current work.

- **New Business** –
 - 1) ARC requests: **MOVED(McCarthy/Bartholmey)** to ratify pre-approvals at 105 Poole (storm door), 85 Poole (FL-friendly landscaping), and 80 Tads (rear deck). Passed unanimously.
 - 2) **MOVED(Clarke/McCarthy)** to approve John Duro estimates #1352 and 1353. Passed unanimously.
 - 3) **MOVED(Bartholmey/McCarthy)** to **DECLINE** sod work at rear of 600 SW. Passed unanimously.
 - 4) **MOVED(McCarthy/Clarke)** to ratify irrigation control box installation by RedTree. Passed unanimously.

- **Questions and comments from the floor**
 - Thom Smith, 70 Evelyn, tree roots are causing a problem
 - Cindy Zinther, 220 Tads, inquired about bushes and landscaping
 - Cindy and John Weiss, 105 Poole, just observing
 - Cindy Hartman, 200 Tads, thinks the board is doing a great job!

- **Adjournment** – There being no further business to come before the Board it was, **MOVED(Bartholmey/McCarthy)** to adjourn at 7:46pm. Approved unan. The next meeting will be on August 8, 2022.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four