

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
August 8, 2022**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM August 8, 2022 at 6:30pm.

- **Call to Order** – The meeting was called to order at 6:30 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 three residents.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/Cooley)** to approve the minutes of July 11 as submitted. Approved unanimously.
- **Treasurer’s Report** – Bartholmey: Too early for the July report. The June numbers were as expected and showing no problems.
- **President’s Report** – McCarthy:
 - Residents who observe suspicious activity should report same to ELW Security and the Sheriff's office.
 - Clean-up of the carport at 150-160 Evelyn has started.
 - There was a lightning strike at the 50 Colette carport.
 - The Secretary was reminded to post minutes and newsletters to the bulletin board as they become available.
- **Manager’s Report** – Semsey:
 - No liens outstanding and no new residents.
 - The maintenance report is coming soon.
 - Tree trimming is complete; waiting on invoices.
 - Carport fire – the desk adjuster is following up and final accounting is expected soon.
 - Fire investigator Steven Dollar interviewed Aiden Mancuso and is waiting on the report from Heritage.

- **Unfinished Business** – (and motions during reports, if any)
 - 1) **Electric meter box replacement next phase** – postponed
 - 2) **Lawn Maintenance contract** – postponed

- **New Business** –
 - 1) ARC application 270 Tads (Water softener) – **MOVED(McCarthy/Clarke)** to approve. Passed unanimously.
 - 2) Duro quote (repair 50 Colette carport) – **MOVED(Clarke/Bartholmey)** to approve. Passed unanimously.
 - 3) Demolition quote 150-160 Evelyn carport – **MOVED(McCarthy/Cooley)** to approve. Passed unanimously.
 - 4) Duro quote (150-160 Evelyn siding) – **MOVED(Clarke/McCarthy)** to approve. Passed unanimously.
 - 5) RedTree quote (fire-related vegetation replacement) – postponed.

- **Questions and comments from the floor**
 - **Kellyanne Mancuso** (150 Evelyn) – Electrical problems inside the house likely due to the fire. Property manager will follow up.
 - **Sophia Sculerati** (130 Evelyn) – disappointed with the newsletter coverage of the fire at 150-160 Evelyn. Felt it was an invasion of privacy.
 - **Emilio Riera** (140 Evelyn) – Electrical problem at exterior outlet, possibly fire-related. Advised to get an electrician's opinion.

- **Adjournment** – There being no further business to come before the Board it was, **MOVED(Bartholmey/Clarke)** to adjourn at 7:05. Approved unanimously, The next meeting will be on **September 12**.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four