

**East Lake Woodlands Cluster Homes  
Improvement Association, Unit Four, Inc.  
Annual Members Meeting  
January 14, 2023**

The Annual Members Meeting of the East Lake Woodlands Cluster Homes Improvement Association, Unit Four, Inc. was held on Saturday, January 14, 2023, at 10:30 a.m. at Lutheran Church of the Resurrection, 1555 Windmill Pointe Road, Palm Harbor, FL 34685.

The meeting was called to order at 10:32 a.m. by Cathy McCarthy, President. The roll was called and Directors present were Jill Bartholmey, Frank Clarke, Cathy McCarthy, and Steve Rogers with several residents: Bobbie Rosenberg, Jeannie Feld, George Ordway, and Lorraine McCarthy. Andrea Cooley was not present due to illness. Frank Clarke acted as Recording Secretary. A quorum was established with 38 present in person or by proxy. Certified proof of Notice of Meeting was presented.

The first item of business was the disposal of unapproved minutes of the Annual Member Meeting January 15, 2022.

**MOVED (Cathy McCarthy/Frank Clarke)** to approve the minutes of the Annual Member Meeting dated January 15, 2022, as presented. Passed without objection.

#### **REPORTS OF OFFICERS**

**Treasurer Jill Bartholmey** – Another very good year, on budget in most categories. During the year, we booked most expenses to the operating budget, saving the reserves such that reserves are now at \$802K. The recent fire at 150-160 Evelyn only cost us about \$1,000 out of pocket. Insurance was the biggest problem, exceeding our estimate by \$37,000. The Board is doing everything to keep costs low.

**President Cathy McCarthy** – recapped the board's many accomplishments in 2022, including

- finished installing vinyl fencing
- mulched the entire community
- repaired several deteriorating carports
- pressure-washed all sidewalks
- approved 14 architectural requests
- replaced several sections of walkways and sidewalks
- successfully addressed a sinkhole claim
- trimmed all deciduous and palm trees
- dealt successfully with several large price increases, increasing the monthly fee by only \$10.

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**YEAR-END FINANCIAL REPORT**

The vote to waive the year-end financial report was 35 in favor, 5 opposed. The year-end financial report was waived.

**THE 2023 BOARD OF DIRECTORS**

There were five (5) open positions on the Board of Directors and five (5) members sent in a Notice of Intent to Serve: Jill Bartholmey, Frank Clarke, Andrea Cooley, Cathy McCarthy, and Steve Rogers. There was no need for an election. The five volunteers constitute the 2023 board.

**UNFINISHED BUSINESS** – There was none

**NEW BUSINESS** –

- Jeannie Feld asked if it would save money to drop cable and go to a streaming model. Our contract with Spectrum is up next year, and we could do this, but any residents who remained as cable users would see a substantial increase in their monthly bill. It is likely that less technically-adept residents would be most immediately affected, and negatively. Overall costs would go up, not down.
- George Ordway asked about the valuation of the buildings and whether it was adequate. The valuation is related to the cost to rebuild the outer shell plus studs and drywall on exterior walls. All interior costs are expected to be covered by the property owner's insurance.
- Jeannie Feld asked if it were economical to include recycling along with trash pick-up. This is a topic that is raised at least once a year. It is possible, but is typically judged to be an extra cost that will not be justified given the many opportunities for interested households to handle their own recycling needs.

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**ADJOURNMENT**

There being no further business on the agenda, it was **MOVED(Lorraine McCarthy/Frank Clarke)** to adjourn the Annual Meeting. Passed without objection at 11:19 am.

Submitted by:

Accepted by:

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Frank Clarke, Secretary  
ELW Cluster Homes Unit Four

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Cathy McCarthy, President  
ELW Cluster Homes Unit Four