

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION  
UNIT FOUR, INC.  
BOARD OF DIRECTORS MEETING  
Saturday, January 14, 2023**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held at Lutheran Church of the Resurrection, Palm Harbor FL on January 14, 2023 following the Annual Members Meeting.

- **Call to Order** – The meeting was called to order at 11:24 a.m. by Cathy McCarthy, President.
  
- **Calling of the Roll** – Directors present were Jill **Bartholmey**, Frank **Clarke**, Cathy **McCarthy**, and Steve **Rogers**. Also present was Peggy **Semsey**, Property Manager.
  
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/Clarke)** to approve as presented the minutes of December 12, 2022. Passed unanimously.
  
- **Treasurer’s Report** – **Bartholmey**: The Treasurer's report had been presented as part of the Annual Meeting (q.v.)
  
- **President’s Report** – **McCarthy**: The President's report had been presented as part of the Annual Meeting (q.v.)
  
- **Manager’s Report** – **Semsey**:
  - No liens
  - New owner at 20 Evelyn – Dawn Yvonne
  - Recapped the available money market rates for CDs.
  - AAA Diversified has erected the carport at 150-160 Evelyn, but incomplete

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- **Unfinished Business** – The consensus of the Board is to have the PM place the reserves in MM accounts as seems to her prudent.
- **New Business** –
  - ARC application, 180 Tads, landscape/bushes. **MOVED(McCarthy/Clarke)** to approve; passed unanimously.
  - Retain Becker as Attorney. **MOVED(Bartholmey/Rogers)** to approve; passed unanimously.
  - Continue CNCN membership (\$75). **MOVED(Clarke/McCarthy)** to approve; passed unanimously.
- **Questions and comments from the floor** – No residents were present.
- **Adjournment** – There being no further business to come before the Board, the meeting adjourned at 11:46. The next meeting will be on Monday, February 13th at 6:30 pm via ZOOM.

Submitted by:

Accepted by:

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Frank Clarke, Sec'y  
ELW Cluster Homes Unit Four

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Cathy McCarthy, President  
ELW Cluster Homes Unit Four