

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
Feb. 13, 2023**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM on Feb. 13, 2023 at 6:30pm.

- **Call to Order** – The meeting was called to order at **6:48** 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 four residents.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(McCarthy/Clarke)** to approve the minutes of the Jan 14 Organizational meeting and the Jan 14 Board meeting as submitted. Passed unanimously.
- **Treasurer’s Report** – Bartholmey: No report.
- **President’s Report** – McCarthy:
 - The carport at 150-160 Evelyn is within days of being completed. Waiting on delivery of one promised window
 - Four properties are sold or contracted: 10 Tads, 50 Tads, 90 Tads, & 160 Poole
 - County Sanitation merged with Coastal Waste and service has fallen off. We are exploring options
- **Manager’s Report** – Semsey:
 - 10 Tads was sold to an investor who will probably flip it.
 - Several CDs are maturing and need to be rolled or relocated. PS made several valuable suggestions for maximizing our ROI.
 - Florida Paving is scheduled to repair asphalt at 150-160 Evelyn
 - AAA Diversified will finish work on 150-160 carport this week.
 - We have received 3 estimates from John Duro
 - 1410 – 140 Colette, \$3400, repl rotted plywood with Hardyboard
 - 1418 – 135 Poole, \$750, install metal soffit, repl vinyl
 - 1402 – 145 Poole, \$1560, repl vinyl with Hardyboard.
 - 2 estimates from RedTree:
 - 1424 – Repair west side pump, \$2515
 - 1428 – Remove old RainBird controllers, \$2000.

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- **Unfinished Business** – (and motions during reports, if any)
 - 1) **MOVED(Clarke/McCarthy)** to use the Money Market account to fund the renewal of the Truist CD and the First Citizens CD. Passed unanimously.
 - 2) **MOVED(McCarthy/Cooley)** to authorize RedTree to remove the obsolete RainBird controllers. Passed unanimously.
 - 3) Electric meter box replacement – deferred by unanimous consent.

- **New Business** –
 - 1) ARC applications
 1. 150 Tads sliding glass doors – **MOVED(Clarke/McCarthy)** to approve. Passed unanimously.
 2. 70 Colette – painting steps. **MOVED(McCarthy/Clarke)** to authorize painting of top step only. Passed unanimously.
 3. 70 Evelyn – deck installation. **MOVED(McCarthy/Cooley)** to approve. Passed, **Bartholmey** opposed.
 - 2) Duro est#1410 – **MOVED(McCarthy/Cooley)** to ratify. Passed unanimously.
 - 3) Duro est#1418 – **MOVED(Clarke/McCarthy)** to ratify. Passed unanimously.
 - 4) Duro est#1402 – **MOVED(McCarthy/Cooley)** to ratify. Passed unanimously.
 - 5) RedTree est#1424 – **MOVED(McCarthy/Clarke)** to ratify. Passed unanimously.
 - 6) Refuse removal discussion – deferred by unan. consent pending PM research.

- **Questions and comments from the floor**
 - **Sophia Sculerati 130 Evelyn** – No question, just observing.
 - **Emilio Riera 140 Evelyn** – Exterior window sill is coming apart; children are unsupervised.

- **Adjournment** – There being no further business to come before the Board, the meeting was adjourned by the Chair at 7:36. The next meeting will be on Mar 13.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four