

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

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM on March 13, 2023 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**, **Frank Clarke**, **Cathy McCarthy**, and **Steve Rogers**. Also present was **Peggy Semsey**, Property Manager and two residents. **Andrea Cooley** was absent.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/McCarthy)** to approve the minutes of February 13, 2023 as submitted. Approved unanimously.
- **Treasurer’s Report** – **Bartholmey**:
 - A/R is down about \$3500 indicating overdue assessments being paid off
 - otherwise, all seems proper.
- **President’s Report** – **McCarthy**:
 - New resident Gail Andrew at 90 Tads Trail
 - The Sunflower gate is back in operation after being damaged by inconsiderate drivers.
 - Shed door numbering is proceeding: Colette 10-30 done and 40-90 scheduled.
 - Section 2.06 of the Covenants needs to be discussed
 - PM Peggy Semsey was asked to get add'l bids for tree removal and trimming
 - PM Peggy Semsey was asked to contact ELWCA regarding low water levels in the lake behind Colette
 - PM Peggy Semsey was asked to get a quote for resodding behind 80 Colette where erosion into the lake is happening
- **Manager’s Report** – **Semsey**:
 - No liens outstanding
 - No new owners
 - A new CD for \$250K at Truist yields 4%. Another at Edward Jones yields 5% on \$250K.
 - Florida Paving completed asphalt repair at 150-160 Evelyn
 - AAA Diversified completed the carports at 150-160 Evelyn except for electrical
 - RedTree quoted \$1,850 to remove the dead pine behind 150 Tads
 - RT quoted \$3,450 to remove the laurel oak at 75 Poole, and \$550 to remove the overhanging branch at the back. O’Neils and Nature Coast quoted \$2,575 (tree removal only) and \$4,800 respectively.

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- **Unfinished Business** – (and motions during reports, if any)
 - 1) **Meter box replacement** – deferred
 - 2) **Refuse removal update** – no more bids

- **New Business** –
 - 1) Arc applications
 1. 600 S.Woodlands Plants/shrubs – **MOVED(Clarke/Bartholmey)** to approve. Passed unanimously.
 - 2) RT remove pine @ 150 Tads, \$1,850 – **MOVED(McCarthy/Clarke)** to approve. Passed unanimously.
 - 3) O'Neil's tree removal @ 75 Poole, \$2,575 – **MOVED(Clarke/McCarthy)** to approve. Passed unanimously. We will get an add'l bid for the branch.
 - 4) Sod @ 80 Colette – **MOVED(Clarke/McCarthy)** to approve. Passed unanimously on condition that this action is not to be construed as setting a precedent.
 - 5) Golf Cart discussion – **MOVED(Bartholmey/Clarke)** to defer resolution. Passed unanimously.

- **Questions and comments from the floor**
 - **Emilio Riera** (140 Evelyn) – Cluster 3 waters their lawns 5 days/week. Others pointed out that their wells 'drink' from the same aquifer as do ours. PM Peggy Semsey was asked to raise the issue to Cluster 3.

- **Adjournment** – There being no further business to come before the Board, the meeting was adjourned by action of the Chair at 7:19. The next meeting will be on April 10, 2023.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four