

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
May 8, 2023**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via Microsoft Teams, **May 8, 2023 6:30pm.**

- **Call to Order** – The meeting was called to order at **6:31** by **Cathy McCarthy**.
- **Calling of the Roll** – Directors present were **Jill Bartholmey**, **Frank Clarke**, and **Cathy McCarthy**. **Steve Rogers** was hospitalized. Also present was **Peggy Semsey**, Property Manager. **Andrea Cooley** joined the meeting at 6:36.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/McCarthy)** to approve the minutes of April 10 as submitted. Passed unanimously.
- **Treasurer’s Report** – **Bartholmey**: no report.
- **President’s Report** – **McCarthy**:
 - Steve Rogers is hospitalized.
 - Work at 620 S.Woodlands was stopped pending approval.
 - The rear branch at 75 Poole is gone, but the stump has not been ground down.
- **Manager’s Report** – **Semsey**:
 - No outstanding liens.
 - No new owners.
 - A modification application was rec'd from 620 S.Woodlands to install a rear deck.
 - Driveway Maintenance quoted \$8,508 to repair 900sf of asphalt at 80 Poole. Parking Lot Svcs quoted \$2,232 to patch 70sf of asphalt. Florida Pavement quoted \$3,544.
 - O'Neil's removed the tree at 75 Poole.
 - Final invoices rec'd from AAA Diversified for work at 150-160 Evelyn: \$2,950 and \$2,649.02. These invoices are being held until residents are satisfied with the work.

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- **Unfinished Business** – (and motions during reports, if any)
 - 1) **Electric Meter box replacements** – next phase: Progressing.
 - 2) **Irrigation:** the new schedule presented by RedTree does not accurately describe the irrigation schedule currently in use, but is the schedule we would like to see used. RedTree will be instructed to alter the schedule-in-use to match the schedule they presented.
 - 3) **Moved(McCarthy/Cooley)** to accept the bid from Parking Lot Svcs (\$2,232) to patch 70sf of asphalt at 80 Poole. Failed, **Bartholmey, Clarke** opposed.
 - 4) Section 2.06 (Golf Cart amendment): **Moved(McCarthy/Cooley)** to shelve permanently. Passed, **Clarke** opposed.

- **New Business** –
 - 1) ARC applications
 1. 620 S.Woodlands: install a rear deck. **Moved(McCarthy/Clarke)** to approve. Passed unanimously.
 - 2) Spectrum contract renewal: deferred. **Clarke** will contact BroadStar to see if they are interested in bidding.

- **Questions and comments from the floor**
 - **Jim Wray 45 Tads** – West sidewalk needs grinding. Same for sidewalk on S.Woodlands.
 - **Helen Crowley 70 Colette** – Irrigation schedule is very wrong.
 - **Sophia Sculerati 140 Evelyn** – Will new Spectrum contract cause a rise in the monthly fee?
 - **Emilio Riera 130 Evelyn** – New Spectrun contract will save money. Advised other owners to get an elevation survey to reduce the cost of flood insurance.
 - **Tom Smith 60 Evelyn** – Stressed 'uniformity'.

- **Adjournment** – There being no further business to come before the Board it was, **MOVED(Bartholmey/McCarthy)** to adjourn at 7:31. Approved unan. The next meeting will be on June 12.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four