

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
June 12, 2023**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held electronically on **June 12, 2023 at 6:30pm.**

- **Call to Order** – The meeting was called to order at **6:33** by **Cathy McCarthy**.
- **Calling of the Roll** – Directors present were **Jill Bartholmey**, **Andrea Cooley**, **Frank Clarke**, and **Cathy McCarthy**. Also present was **Peggy Semsey**, Property Manager and 5 residents. **Steve Rogers** joined at 6:38.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/Cooley)** to accept the minutes of May 8 as presented. Passed unanimously.
- **Treasurer’s Report** – **Bartholmey**: The May financials generally appear fine, but the final expenses for the fire at 150-160 Evelyn were charged to Deferred Maintenance and should have been applied to Contingency.
- **President’s Report** – **McCarthy**:
 - Noted the passing of former HOA Board President Rick Cantrell on May 21;
 - Irrigation schedule is still being worked on. **Peggy Semsey** to follow and report progress by June 26.
 - Website hosting and SSL is up for renewal and GoDaddy is offering large discounts for multi-year contracts.
- **Manager’s Report** – **Semsey**:
 - No current liens
 - No new owners
 - No modification applications
 - Final invoices for repairs at 150-160 Evelyn are being held pending owners’ satisfaction.
 - Citrus Park Well replaced the Poole Pl well – \$6,785;
 - RedTree quoted \$5,000 for trimming/booting 162 palm trees;
 - Hardwood trimming assessment is that 2 days of work @ \$3,000/day will be needed.
 - National Traffic Signs quoted \$282.69 for a skipped street sign nr 600 S.Woodlands (with STOP sign).
 - Several vendors were contacted for quotes for treatment of rust in the wells.

- **Unfinished Business** – (and motions during reports, if any)
 - 1) **Renewal of website hosting and SSL: MOVED(McCarthy/Clarke)** to renew both for 5 years (\$359.40 for web hosting and \$349.95 for SSL). Passed unanimously.
 - 2) **Electric Meter box replacements** – will be handled in July
 - 3) **Irrigation schedule** – pending
 - 4) **Street sign at 600 S.Woodlands: MOVED(McCarthy/Bartholmey)** to proceed. Passed unanimously.
 - 5) **Spectrum renewal: MOVED(Clarke/McCarthy)** to renew with Spectrum. McCarthy expressed concern that some residents might need special assistance installing the new equipment and that such assistance should be provided by Spectrum at no charge. Passed unanimously.

- **New Business** –
 - 1) ARC applications – none
 - 2) Hardwood tree trimming – **MOVED(McCarthy/Clarke)** to accept the RedTree quote. Passed unanimously.
 - 3) Ratification of the well replacement (Poole Pl) – **MOVED(McCarthy/Clarke)** to ratify. Passed unanimously.
 - 4) Guest parking – careless parking in the guest spaces can artificially reduce the available space. PM was asked to get quotes for striping the guest parking areas.
 - 5) Rust control contract – PM was asked to get quotes for well controls.
 - 6) Summer hiatus – the Board agreed to skip the July meeting, and possibly the August meeting if the workload allows.

- **Questions and comments from the floor**
 - **Helen Crowley** asked if striped parking spaces will have a consistent size.
 - **Emilio Riera** asked about bush trimming.
 - **Thom Smith** wanted to know if the act of striping the parking areas would obligate us to provide handicapped parking.

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- **Adjournment** – There being no further business to come before the Board, the Chair adjourned the meeting at 7:36. The next meeting will be on August 14, but may be rescheduled to September.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four