

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
Sept. 11, 2023**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via Microsoft Teams, **Sept. 11, 2023 at 6:30pm.**

- **Call to Order** – The meeting was called to order at **6:40** 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 **Emilio Riera**.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/McCarthy)** to approve as submitted. Passed unanimously.
- **Treasurer's Report** – **Bartholmey**: The finances are in good shape. A/R for Maintenance is up \$1,100; cash on hand exceeds \$877K.
- **President's Report** – **McCarthy**:
 - Asks that we all try to be kind to our neighbors
 - We should all be wary of the danger of car fires
 - Highlighted some pertinent facts about irrigation systems.
- **Manager's Report** – **Semsey**:
 - No current liens
 - New owner at 10 Tads: **Jesse and Mechy Wright III**
 - Rec'd one ARC from 10 Tads – steps and pavers
 - Final invoices rec'd fro AAA Diversified re 150/160 Evelyn: \$2,950 and \$2,649.02. The door at 150 still needs to be painted and will be handled by **John Duro**
 - **Duro** repaired the sill at 280 Tads (\$650) and quoted \$2,530 to repair stucco and T-111
 - **AWO** installed new street signs (\$225)
 - **O'Neil's** will grind the stump at 75 Poole; this was not billed originally
 - **RedTree**:
 - Add'l day of hardwood trimming – \$3,000
 - Stump grinding + sod at 10 Tads – \$750
 - Sod proposal revised to incl 80 Poole – \$16,500
 - Tree removal and stump grinding – 70 Evelyn – \$1,880
 - Tree flush cut – 190 Poole – \$1,200
 - Tree flush cut – Evelyn center – \$1,000
 - Tree removal and stump grinding – 30/40 Colette – \$1,300
 - Landscape enhancement – 160 Evelyn – \$1,000

ELW Cluster Homes Unit Four

Sept. 11, 2023

Page 2

- The irrigation schedule will be finalized after replacement of the East pressure tank (\$935) and replacement of the East controller (\$2,630). Sprinklers will then adhere to the original published schedule.
- Two quotes rec'd for striping guest parking spaces
- RUST-OFF quoted \$900/mo for 3 wells plus \$800 to remove current rust on sidewalks. Suncoast Rust Control quoted \$535/mo for 3 wells.

- **Unfinished Business** – (and motions during reports, if any)
 - 1) **Electric meter box replacement** – deferred one more month
 - 2) **Irrigation** – will be handled this week
 - 3) **Parking** – Guest striping – **MOVED(McCarthy/Clarke)** to drop permanently. Passed unanimously.
 - 4) **Rust control** contract – deferred one month

- **New Business** –
 - 1) ARC applications
 1. 10 Tads – steps/pavers – **MOVED(McCarthy/Clarke)** to ratify. Passed unanimously.
 - 2) J. Duro quote 280 Tads + 45 Tads – **MOVED(McCarthy/Clarke)** to ratify. Passed unanimously.
 - 3) Sod replacement – **MOVED(McCarthy/Cooley)** to ratify. Passed unanimously.
 - 4) Irrigation controller (East) – done.
 - 5) R/T 10 Tads stump grind/sod – **MOVED(McCarthy/Clarke)** to ratify. Passed unanimously.
 - 6) Add'l day of hardwood trimming – **MOVED(McCarthy/Clarke)** to ratify. Passed unanimously.

ELW Cluster Homes Unit Four

Sept. 11, 2023

Page 3

- **Questions and comments from the floor**
 - **Emilio Riera (140 Poole)** remarked that his Spectrum bill has dropped to \$0 as a result of the new contract.

- **Adjournment** – There being no further business to come before the Board, the meeting was adjourned by action of the Chair. The next meeting will be on October 9th.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four