

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

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

- **Call to Order** – The meeting was called to order at **6:27pm** 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 three residents.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(McCarthy/Rogers)** to accept the minutes of October 9 as submitted. Passed unanimously.
- **Treasurer’s Report** – **Bartholmey**: Everything looks OK; A/R is down \$400.
- **President’s Report** – **McCarthy**:
 - Recaps the substance of the November Newsletter (q.v.)
 - Monthly fees will rise to \$450
 - Someone is dropping bags of dog waste in common areas
 - The irrigation timers have been corrected per the published schedule.
- **Manager’s Report** – **Semsey**:
 - No liens active
 - No new owners
 - No ARC applications
 - Parking Lot Services re-assessed the repair requested by resident at 80 Poole to repair the carport asphalt in the amount of \$1,736.00, down from \$2,232.00.
 - An assessment of the electric meter boxes was done. 30-40-50 Evelyn, 80-100 Evelyn, 275 - 285 Tads need to be replaced. 190-200-220 Tads need to be evaluated. Casing of electric box at 150-160 Poole needs replacing. Report and quotes pending.
 - Suncoast Rust Control has not billed but has installed the tanks.

- **Unfinished Business** – (and motions during reports, if any)
 1. **MOVED(McCarthy/Clarke)** to table consideration of sidewalk cleaning. Passed unanimously.
 2. **Electric Meter Box assessment** – Done.
 3. **Irrigation issues** – Done.

- **New Business** –
 - 1) **ARC applications** – None.
 - 2) **J.Duro quote** – patch 40 Tads carport ceiling for bats, \$240. **MOVED(McCarthy/Bartholmey)** to ratify. Passed unanimously.
 - 3) **Date, time, and place of Annual Meeting:** At Mgmt&Assoc, January 13 at 10:00am.
 - 4) **Patch asphalt at 80 Poole** – **MOVED(McCarthy/Bartholmey)** to deny. Passed unanimously.
 - 5) **Refuse removal contract** – **MOVED(Clarke/McCarthy)** to accept the ... proposal. Passed unanimously.
 - 6) **2024 budget** – **MOVED(Bartholmey/McCarthy)** to accept the 2024 Budget proposal with monthly fee of \$450 plus a one-time Special Assessment depending on the final cost of insurance.. Passed unanimously.
 - 7) **Rollover of Excess Funds** – **MOVED(McCarthy/Cooley)** to assign the one-time Spectrum bonus to the Insurance reserve. Passed unanimously.
 - 8) **Letter of Engagement** – **MOVED(McCarthy/Bartholmey)** to use M&A to complete and file the association tax forms. Passed unanimously.

- **Questions and comments from the floor**
 - **Emilio Riera (140 Evelyn)** – Huge increase in monthly fee is making it harder to live in Cluster 4.
 - **Helen Crowley (60 Colette)** – Thank you for all you do.
 - **Thom Smith (60 Evelyn)** – Worried about the monthly fee increase.

- **Adjournment** – There being no further business to come before the Board, the Chair adjourned the meeting at 7:21pm. The next meeting will be on December 11.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four