

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
January 13, 2024**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held at the offices of Management & Associates, 720 Brooker Creek Blvd, Oldsmar FL at 10:30 am on January 13, 2024.

- **Call to Order** – The meeting was called to order at **10:31** by Cathy McCarthy.
- **Calling of the Roll** – Directors present were Jill **Bartholmey**, Andrea **Cooley**, Cathy **McCarthy**, and Steve **Rogers**. Helen **Crowley** was absent due to a scheduling conflict. Also present was Peggy **Semsey**, Property Manager, and three residents: George Ordway, Lorraine McCarthy, and Emilio Riera.
- **Reading and Disposal of Unapproved Minutes** – **MOVED (McCarthy/Bartholmey)** to approve the minutes of December 11 as submitted. Approved unanimously.
- **Treasurer’s Report** – **Bartholmey**: No additional information beyond that presented at the Annual Meeting of the membership.
- **President’s Report** – **McCarthy**: No additional information beyond that presented at the Annual Meeting of the membership.
- **Manager’s Report** – **Semsey**:
 - Insurance was \$162,575. We have paid thus far \$97K.
 - 80 Poole is under contract to Cathy DiNapoli.
 - Electric box replacement cost of \$21,550 was booked in 2023.
 - A CD in the amount of \$416K is to be split.
 - There are no ARC requests to be handled.
 - The sod replacement is complete.
- **Unfinished Business** – (and motions during reports, if any)
 - 1) **MOVED (McCarthy/Rogers)** to ratify the replacement of certain electrical service boxes @ \$21,550. Passed unanimously.
 - 2) **MOVED (McCarthy/Cooley)** to ratify the contract for sod replacement. Passed unanimously.
- **New Business** –
 - 1) **MOVED(McCarthy/Rogers)** to ratify the repairs to sidewalks. Passed unanimously.
 - 2) **Carport Repair 10-30 Tads** – The contractor is suggesting that the posts at the 10 Tads end were compromised, and the cost of that repair should be on the Association. The Association's position is that the posts would not have been compromised absent from the damage done at the 30 Tads end. The Board denies all responsibility.

ELW Cluster Homes Unit Four

January 13, 2024

Page 2

- **Questions and comments from the floor**
 - **G Ordway** – How many units are investor-owned? A: 8-10.
 - **A Cooley** – Notes the presence at 40 Evelyn of a large unfriendly dog.
 - **E Riera** – Feels very fortunate to have a competent board to handle the affairs of the community. Reports the sign at the North end is down due to high winds.

- **Adjournment** – There being no further business to come before the Board, the Chair adjourned the meeting at 11:04. The next meeting will be on February 12th and will be remote via Microsoft Teams.

Submitted by:



Andrea Cooley, Sec'y
ELW Cluster Homes Unit Four

Accepted by:

Cathy McCarthy, President
ELW Cluster Homes Unit Four