

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
February 12, 2024**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via Teams Meeting 296 778 359 041 Passcode YRZGnq at 6:30 p.m. on February 12, 2024.

- **Call to Order** – The meeting was called to order at 6:30 p.m. by President, Cathy McCarthy.
- **Calling of the Roll** – Directors present were Jill Bartholmey, Andrea Cooley, Helen Crowley, and Steve Rogers. Also present was Peggy Semsey, Association Manager, who acted as Recording Secretary.
- Residents present were Frank Clarke, Patrick Fahlman, Emilio Riera, Ron, and Mary Walker, and Mechy Wright.
- **Reading and Disposal of Unapproved Minutes** –
ON MOTION: Duly made by Cathy McCarthy, seconded by Andrea Cooley, and carried.
RESOLVE: Approve the Organizational and Board Meeting Minutes dated January 13, 2024.
- **Treasurer’s Report** – Jill Bartholmey - Financials were not available at this time, but Jill noted that the Association was operating in good shape; the Deferred Maintenance Reserve went down approximately \$9,000.00
- **President’s Report** – Cathy McCarthy welcomed new Board Member Helen Crowley, and prior Board Member Frank Clarke who will remain Web Master. Carport repair on Tads Trail is in progress. ELWCA is implementing a virtual security system. Florida Legislature will require Board Certification.
- **Manager’s Report** - Peggy Semsey - attached.
- **Unfinished Business**

Electric Meter Box Replacements - Update - permits are pending.

- **New Business** —

ARC Applications - 150 Tads Trail-Paver/Patio

ON MOTION: Duly made by Cathy McCarthy, seconded by Andrea Cooley, and Carried.

RESOLVE: Approve application as submitted.

CD - First Citizens - 8 mo. \$250k from MMA

ON MOTION: Duly made by Cathy McCarthy, seconded by Jill Bartholmey, and Carried.

RESOLVE: Open CD with First Citizens for 8 months yielding 5% interest.

CD Mature on 2-15-24 Truist - \$263,710.78

ON MOTION: Duly made by Jill Bartholmey, seconded by Cathy McCarthy, and Carried.

RESOLVE: Close Truist CD and move to Edward Jones at the highest yielding Interest, at whatever term.

Sidewalk Replacement 170 Poole Place - Table decision pending 2nd quote.

Update 10 Tads Trail Carport - resident Patrick Fahlman is securing quotes for Repair.

- Questions and comments from the floor

Emilio Riera commented on the Legislation “hear say.”

Patrick Fahlman commented on the Carport Repair.

Ron and Mary Walker - no comments.

Mechy Wright noted she could not lock doors of storage due to carport hit.

Frank Clarke commented on CDs, and putting documents on website, and attaching reports.

- **Adjournment** — There being no further business to come before the Board, the meeting was adjourned at 7:16 p.m. The next meeting will be on March 11, 2024, via Microsoft Teams.

Submitted by:

Approved by:

Peggy M. Semsey, Association Manager
Management and Associates, Inc.

Cathy McCarthy, President
ELW Cluster Homes Unit Four