

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS' MEETING
November 11, 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 November 11, 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, and Steve Rogers. Helen Crowley was not present. Also present was Peggy Semsey, Association Manager, who acted as Recording Secretary.

Reading/Disposal unapproved minutes September 9, 2024.

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

RESOLVE: Approve minutes as submitted.

Treasurer's Report – Jill Bartholmey - October Financials not available. Attached analysis through September.

- **President's Report** – Cathy McCarthy reported that the pressure cleaning company will be coming back on November 25th to address the areas that were missed.
- The gate kiosk at Sunflower has been activated.
- Bid will be secured from Outdoor Concepts for irrigation maintenance. There was a discussion on outsourcing tree work and other services outside the lawn maintenance contract due to the timely action of requested tree work, etc.
- Meeting with the owner of Redtree was suggested.
- Amendment regarding increasing the maximum association fee 10% was noted.

Manager's Report - Peggy Semsey - Attached

Old Business

Leasing Amendment - 12 mo. Title/3 mo. Minimum - Motion was made, Seconded and carried to table until amendment received from attorney.

New Business

ARC Applications

70 & 90 Evelyn/Front Door, 20 Poole/Gutters, 145 Poole/Rescreen Patio.

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

RESOLVE: Approve applications as submitted.

New Business continued

Redtree Contract - Table

Duro Est. #1657-60 Poole Gable/\$4700, #1661-160 Tads Storage/\$3200, #1662-60 Evelyn Storage/\$3200, 1664-110 Poole Storage/\$3200.

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

RESOLVE: Ratify all quotes as submitted.

Redtree - remove 3 Laurel Oaks/175 Poole-\$6250, 155 Poole remove root ball, Regrade/sod-\$1,500, 45 Tads-remove fallen tree-\$3400, 75 Poole remove 2 dead Laurel Oaks-\$4500, 220-230 Tads remove palm \$3,200, 80 Tads branch-\$250.

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

RESOLVE: Ratify all quotes as submitted.

Note: Follow up on the clean up of the ground mess left at 140 Colette when the The tree was removed. Put the area back in order.

Review and Approval of 2025 Budget

ON MOTION: Duly made by Cathy McCarthy, seconded by Steve Rogers, and carried.

RESOLVE: Approve 2025 Budget in the amount of \$475.00 per unit.

Letter of Engagement - Peggy Semsey reported that the financial reporting cannot Be waived consecutively, and that a Review will need to be done by a Certified Accountant.

Adjournment – There being no further business to come before the Board, it was

ON MOTION: Duly made by Cathy McCarthy, seconded by Steve Rogers, and carried.

RESOLVE: Adjourn the meeting at 7:30 p.m. The next meeting will be on December 9, 2024, via Microsoft Teams.

Questions/Comments from Floor - Comments from the floor included drafting Sooner, residents to remain on “mute” when joining the Board Meeting, question On replanting of the trees that had fallen, and repair of sidewalks damaged by Trees.

Submitted by:

Approved by:

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

Cathy McCarthy, President
ELW Cluster Homes Unit Four