

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION  
UNIT FOUR, INC.  
BOARD OF DIRECTORS MEETING  
March 10, 2025**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via MS Teams on March 10, 2025 at 6:30pm.

- **Call to Order** — The meeting was called to order at 6:33 by Cathy McCarthy.
- **Calling of the Roll** — Directors present were Jill Bartholmey, Frank Clarke, Cathy McCarthy, Brianne Moss, and Steve Rogers. Also present were 3 members and Peggy Semsey, Property Manager.
- **Reading and Disposal of Unapproved Minutes** — **MOVED**(Bartholmey/McCarthy) to approve the minutes of February 10, 2025, as submitted. Passed unanimously.
- **Treasurer's Report** — **Bartholmey**: The February financials have not been made available yet. January's numbers indicate that Receivables are up about \$2K to \$10,528.
- **President's Report** — **McCarthy**:
  - The latest Newsletter has been distributed
  - All residents are urged to establish accounts at FrontSteps portal on the M&A website, and are urged to set up auto-pay instructions for the monthly maintenance fee. The portal is also the best way to communicate with M&A.
  - A&B Aquatics has looked at the canal behind Tads Trail and recommended a course of action.
- **Manager's Report** — **Semsey**:
  - One lien in process and 3 pre-lien letters sent.
  - FastSigns has offered new magnetic meeting signs @ \$350
  - R/T proposes tree work @ \$29,400

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- **Unfinished Business** — (and motions during reports, if any)
  - 1) **MOVED(McCarthy/Clarke)** to proceed with the drainage project for 60 Colette and 60 Tads. Passed unanimously.
  
- **New Business** —
  - 1) ARC applications
    1. 150 Colette — Dwarf Ixora in common area: **MOVED(McCarthy/Bartholmey)** to ratify. Passed (unan), Clarke abs.
    2. 150 Evelyn — Storm door: **MOVED(McCarthy/Bartholmey)** to ratify. Passed (unan).
  - 2) American Mulch — Add'l 90 yds — \$4,050: **MOVED(McCarthy/Bartholmey)** to ratify. Passed (unan).
  - 3) CD rollover — \$100K and \$29K: **MOVED(Clarke/McCarthy)** to ratify. Passed (unan).
  - 4) Tads Trail pond — A&B Aquatics — \$1,250: **MOVED(McCarthy/Rogers)** to ratify. Passed (unan).
  - 5) New signs —
    1. FastSigns \$350: **MOVED(McCarthy/Bartholmey)** to approve. Passed (unan).
    2. Beware of alligators: **MOVED(Clarke/McCarthy)** to approve. Passed (unan).
  - 6) Ratify RedTree landscaping (trees): **MOVED(McCarthy/Clarke)** to ratify. Passed (unan).
  - 7) Meeting hiatus: **MOVED(McCarthy/Bartholmey)** to skip regular meetings in June, July, and August. Passed (unan).

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- **Questions and comments from the floor**
  - **Emilio Riera** 140 Evelyn – FrontSteps auto-pay has some flaws; asked about the tree in the water behind 120 Evelyn
  - **Scott ....** 90 Tads – Just listening...
  - **Mechy ....** 10Tads – thanked the board for its hard work.
- **Adjournment** – There being no further business to come before the Board the Chair adjourned the meeting at 7:25. The next meeting will be on April 14 @ 6:30pm.

Submitted by:

Accepted by:

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Frank Clarke, Sec'y  
ELW Cluster Homes Unit Four

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Cathy McCarthy, President  
ELW Cluster Homes Unit Four