

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
May 12th, 2025
(corr. 9-9-25)**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via MSTeams, May 12th, 2025 at 6:30pm.

- **Call to Order** — The meeting was called to order at 6:32 by Cathy McCarthy.
- **Calling of the Roll** — Directors present were Jill Bartholmey, Frank Clarke, Cathy McCarthy, Brianne Moss, and Steve Rogers (joined 6:58). Also present was Peggy Semsey, Property Manager, and two residents.
- **Reading and Disposal of Unapproved Minutes** — **MOVED(Bartholmey/McCarthy)** to approve the minutes of April 14 with a correction. Passed unanimously (4).
- **Treasurer's Report** — Bartholmey: All is tracking well, and A/R has fallen from \$10K to \$3,200.
- **President's Report** — McCarthy: — Recaps the May Newsletter (q.v.)
- **Manager's Report** — Semsey: — attached (see below) and posted to the website: <https://elwcluster4.org/20250512%20Manager.pdf>.
- **Unfinished Business** — (and motions during reports, if any)
 - 1) **CD Placement** — **MOVED(McCarthy/Bartholmey)** to affirm the placement of several new CDs: (a) BofA \$178K @4.25%; (b) WashFed \$100K; (c) Goldman Sachs \$200K; (d) Edw.Jones \$75,782. These are also reflected on the April Balance Sheet. Accepted unanimously.
 - 2) **Sidewalk repairs** — Action deferred
 - 3) **Letter of Engagement for 2024 taxes** — **MOVED(Clarke/ McCarthy)** to ratify ~~McA~~ (correction) March and McMillan as our preparer. Passed unanimously (5).
 - 4) **Leasing Amendment** — **MOVED(McCarthy/Clarke)** to accept the attorney's wording and prepare to place the issue before the membership. Passed unanimously.

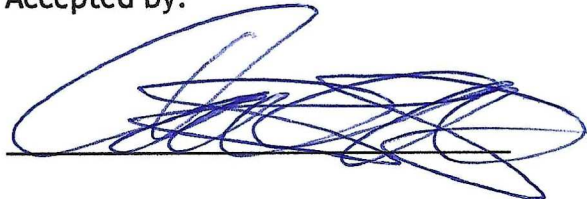
- **New Business —**
 - 1) **ARC Applications**
 - 1. **190 Poole** — replace sliders and windows. **MOVED(McCarthy/Rogers)** to approve. Passed unanimously.
 - 2) **Dunedin Electric 400amp main disconnect 275-285 Tads** — **MOVED(McCarthy/Bartholmey)** to approve. Passed unanimously.
 - 3) **Wind Mitigation Reports Discussion** — The association renews its WM documents for the entire association as required. If an insurance company insists on a fresh WM study for a single property, this is the responsibility of the insured homeowner.
 - 4) **New Sod Discussion and Sprinklers** — covered in the President's Report; RedTree owns this issue.
- **Questions and comments from the floor**
 - **Emilio Riera (140 Evelyn)** — Peeved over lack of water on new sod at back of property where there is no hose bib. Also notes scalping of high spots by lawnmowers.
 - **Tom Smith (70 Evelyn)** — His property needs resodding before the rainy season hits.
- **Adjournment** — There being no further business to come before the Board, the Chair adjourned the meeting at 7:18. The board is in recess until the Fall. The next meeting will be on **September 8th**.

Submitted by:



Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Accepted by:



Cathy McCarthy, President
ELW Cluster Homes Unit Four

**ELW Cluster Homes Unit Four
Manager's Report
May 12, 2025**

Administrative

There are no liens in place currently. The unit with pre-lien has pending payment that was made today.

New Ownership Report – there are none since last report.

Leasing Amendment – Attached

Corporate Transparency Act – still suspended at this time.

Board Certification Course – all Board Members have completed and submitted their 4-hour Board Certification Course, which is good for 4 years. An additional 4 hours of continued education per year is required. This can be 1 – 2-hour courses on any subject.

Insurance Valuation will be due in 2026 for the values of the buildings. The last report was done by FPAT in 2023.

March & McMillin CPAs provided the 2023 and 2024 tax preparation and Review Financial Report in the amount of \$900.00 for each year.

Repair and Maintenance

Notice of Commencement has been sent over to Palm Harbor & Dunedin Electric for main disconnect at 275-285 Tads Trail.

G.A. Nicols – Drainage Work – contracted work at 50 Tads Trail, 70 Tads Trail, and 60 Tads Trail has been completed. Further investigation is getting done on drainage at 60 Colette.

John Duro is addressing stucco and painting the buildings where electric meter boxes /timers were removed. Project is scheduled for 5/13.

Redtree is providing a quote for sod and vegetation replacement at 40 Tads Trail.

Four (4) contractors have been requested to quote the removal of the island at the roundabout in front of 20 Colette, and pave. The contractors are Florida Paving, Parking Lot Services, Driveway Maintenance, and A&A Tampa FL Contractor.

A & B Aquatics will perform the first treatment on Friday, April 18th, and then the remaining three treatments every 2 weeks as follows, 5/2, 5/16, and 5/30.

Respectfully submitted,

Peggy M. Semsey,
Community Association Manager