

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION  
UNIT FOUR, INC.  
BOARD OF DIRECTORS MEETING  
October 20th, 2025**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via MSTeams, on **October 20th, 2025** at **6:30pm**.

- **Call to Order** – The meeting was called to order at **6:30** by **Cathy McCarthy**.
- **Calling of the Roll** – Directors present were **Jill Bartholmey**, **Frank Clarke**, **Cathy McCarthy**, and **Steve Rogers**. **Brianne Moss** was out of town. Also present was **Peggy Semsey**, Property Manager and four residents.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(McCarthy/Bartholmey)** to approve the minutes of September 8th, 2025 as submitted. Passed unanimously.
- **Treasurer's Report:** **Jill Bartholmey** reports seeing nothing unusual of note. Sentricon has been paid their annual fee (\$9,500), the association received \$4,800 in interest, and Accounts Receivable stands at \$2,333 (up \$75).
- **President's Report:** – **Cathy McCarthy** recapped the recent Newsletter and submitted a written President's Report for other items.  
See <https://elwcluster4.org/20251020%20President.pdf>.
- **Manager's Report:** – **Peggy Semsey** submitted a written Manager's Report and orally recapped it.  
See <https://elwcluster4.org/20251020%20Manager.pdf>

- **Unfinished Business** — (and motions during reports, if any)  
There was none.

- **New Business** —
  - 1) **ARC Applications**  
270 Tad's Trail (Doors/Windows); 620 S.Woodlands (Gutters). **MOVED(McCarthy/Clarke)** to ratify prior Board approvals. Passed unanimously.
  - 2) **J. Duro** est #1842 (20 Colette Window Sill), est #1811 (280 Tad's Carport), est #1837 (15 Tad's (Fascia and Window Sill); **MOVED(McCarthy/Bartholmey)** to ratify prior Board approvals. Passed unanimously.
  - 3) **David Swingle** est #1385 (20 Poole - Remove two diseased palms); **MOVED(McCarthy/Clarke)** to ratify prior Board approval. Passed unanimously.
- **Questions and comments from the floor**
  - Emilio Riera (140E) - RedTree performance is sub-par; ELWCA is wasting our money on traffic sign changes; remarked on the reintroduction of gate guards.
  - Jill Sculerati (150E) - Will the new budget increase the monthly fee?
  - Thom Smith (70E) - Just observing.
  - Sophia ?? (130E) - left the meeting without remarks.
- **Adjournment** — There being no further business to come before the Board, the Chair adjourned the meeting at 7:18pm . The next meeting will be on November 10th at which time the 2026 budget will be presented.

Submitted by:



Frank Clarke, Sec'y  
ELW Cluster Homes Unit Four

Accepted by:

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Cathy McCarthy, President  
ELW Cluster Homes Unit Four