

**ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MAY 14, 2018**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held at the East Lake Woodlands Country Club, 1055 East Lake Woodlands Parkway, Oldsmar, FL 34677.

**Call to Order** – The meeting was called to order at 6:34 p.m. by President, Joe Ribeiro.

**Calling of the Roll** – Directors present were Frank Clarke, Cathy McCarthy, Bette Payne, and Steve Rogers, via telephone, establishing a quorum. Joseph Powell, and Dick Bulova were not present. Peggy Semsey, Property Manager of Management and Associates was also present and acted as Recording Secretary.

**Reading and Disposal of Unapproved Minutes** – Frank Clarke motioned that the minutes of the April 9, 2018, meeting be redone for further clarification. Motion did not pass.

**ON MOTION:** Duly made by Joe Ribeiro, seconded by Cathy McCarthy, and carried 4 in favor, 1 not in favor that being Frank Clarke.

**RESOLVE:** To approve the minutes of the Board Meeting held April 9, 2018.

**Treasurer's Report** – Frank Clarke stated that the Association was operating within budget with a surplus of \$11,000.00

**ON MOTION:** Duly made by Joe Ribeiro, seconded by Bette Payne, and carried unanimously.

**RESOLVE:** To accept the Treasurer's Report as presented.

**President's Report** – Joe Ribeiro reported that the new management company started May 1, 2018, and is working the first month for free. All contracts will be reviewed to save money. The arbor care proposal came in \$800.00 less from a competitive vendor. Pressure washing and paint project is moving forward. Three (3) colors will be selected for the paint project with a resident vote prior to final selection.

**Manager's Report** – Attached

**Unfinished Business** – There was none

**New Business**

Ratification Arbor Care Proposal – Proposal was received from NatureCoast in the amount of \$9,600.00

**ON MOTION:** Duly made by Cathy McCarthy, seconded by Bette Payne, and carried.

**RESOLVE:** Secure the services of NatureCoast in the amount of \$9,600.00.

Pressure Washing / Roof Cleaning and Gutter Proposal – Competitive Quotes to be secured for pressure washing, and clean roofs that need to be cleared of debris, no gutters.

Website – Customized Website set up from Management and Associates is \$500.00, with a monthly maintenance fee of \$50.00 per month.

**ON MOTION:** Duly made by Joe Ribeiro, seconded by Cathy McCarthy, and carried, 4 in favor, 1 not in favor, that being Frank Clark.

**RESOLVE:** Customize website with Management and Associates for \$500.00 set up and \$50.00 monthly maintenance fee.

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New Business continued

Committees – President abolished all prior committees that were established except the Social and Welcome Committee.

**ON MOTION:** Duly made by Joe Ribeiro, seconded by Cathy McCarthy, and carried.

**RESOLVE:** Abolish all Committees except Social and Welcome Committee.

230 Tads Trail – Electric Box – irrigation needs to be redirected away from all electric boxes to prevent further rusting. Attorney opinion to determine responsibility of electric box replacement.

20 Colette Curt – Shrub Removal Arc App

**ON MOTION:** Duly made by Joe Ribeiro, seconded by Bette Payne, and carried.

**RESOLVE:** Approve Arc Application submitted by 20 Colette Court for shrub removal.

70 Poole Place / 150 Poole Place – Arc Application

**ON MOTION:** Duly made by Joe Ribeiro, seconded by Cathy McCarthy, and carried.

**RESOLVE:** Approve Arc Application as submitted.

FPAT Wind Mitigation – Information to be put on Website and in Caliber.

Mankin Collections Attorney

**ON MOTION:** Duly made by Frank Clarke, seconded by Cathy McCarthy, and carried.

**RESOLVE:** Table the decision to secure the services of Attorney Mankin for collections.

The next Board meeting will be advised.

Questions and Comments were taken from the Floor.

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

**ON MOTION:** Duly made by Frank Clarke, seconded by Joe Ribeiro, and carried unanimously.

**RESOLVE:** To adjourn the meeting at 7:42 p.m.

Submitted by:

Accepted by:

Peggy M. Semsey, Property Manager  
Management and Associates

Joe Ribeiro, President  
ELW Cluster Homes Unit Four