

ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 10, 2020

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held at 720 Brooker Creek Boulevard, #206, Oldsmar, FL 34677.

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, Frank Clarke, Andrea Cooley, Steve Rogers, via telephone, Bette Payne and Tom Sheehy, establishing a quorum to conduct business. Peggy Semsey, Property Manager, of Management and Associates, was also present and acted as Recording Secretary.

Reading and Disposal of Unapproved Minutes - It was,

ON MOTION: Duly made by Jill Bartholmey, seconded by Tom Sheehy, and carried.

RESOLVE: Approve the minutes of Board Meeting held December 9, 2019, and Organizational Meeting held January 18, 2020.

Treasurer's Report - Jill Bartholmey - Attached

President's Report - Cathy McCarthy - Attached

Manager's Report - Peggy Semsey - Attached

Additional ARC Applications received from 30 Colette Court for Gutters, and 150 Poole Place for pavers.

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

RESOLVE: Approve applications contingent upon 30 Colette Court providing the name of the licensed contractor with information, and 150 Poole Place with the conditions of confirming a statement that they are aware of the installation being on an easement, and this information is to be documented for future owners.

Unfinished Business

Concrete Repairs - pending repairs at 80 Colette Court, and replacement of walkway at 125 Poole Place.

Spectrum Update - pending confirmation.

New Business

Irrigation Contract

ON MOTION: Duly made by Frank Clarke, seconded by Bette Payne, and carried.

RESOLVE: Secure the services of Redtree for irrigation maintenance contract (\$450.00), and provide 30 day required cancellation notice to Outdoor Concepts.

ARC Applications

30 Colette - Railing

30 Poole Place - Lanai Flooring Refinish

ON MOTION: Duly made by Frank Clarke, seconded Jill Bartholmey, and carried.

RESOLVE: Approve applications as submitted.

New Business continued

Culvert Repair 80 Evelyn Court

ON MOTION: Duly made by Frank Clarke, seconded by Bette Payne, and carried.

RESOLVE: Contract with Driveway Maintenance, Inc. in the amount of \$2,885.00 to repair culvert.

Ratification of Sod Install

ON MOTION: Duly made by Frank Clarke, seconded by Steve Rogers, and carried.

RESOLVE: Ratify the installation of 34 pallets of floritam sod in the amount of \$12,750.00.

Ratification of Tree Trimming

ON MOTION: Duly made by Frank Clarke seconded by Tom Sheehy, and carried.

RESOLVE: Ratify the two (2) days of tree trimming work in the amount of \$2,750.00, per day for a total of \$5,500.00, with an additional authorized day in the amount of \$2,750.00.

Ratification of Tree Removal 130 Tads Trail

ON MOTION: Duly made by Jill Bartholmey, seconded by Bette Payne, and carried.

RESOLVE: Ratify the removal of diseased palm tree by Red Tree Landscape in the amount of \$550.00.

Questions and Comments from the Floor - resident brought up concern of roaming cat in the neighborhood.

The next Board Meeting will be held on Monday, March 9, 2020.

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

ON MOTION: Duly made by Frank Clarke, seconded by Jill Bartholmey and carried.

RESOLVE: Adjourn the meeting at 7:30 p.m.

Approved by:

Submitted by:

Cathy McCarthy, President
East Lake Woodlands Cluster Homes
Improvement Association, Unit Four,
Inc.

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