

ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 8, 2020

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via Zoom Meeting ID 860 7098 0056.

Call to Order - The meeting was called to order at 6:31 p.m. by President, Cathy McCarthy.

Calling of the Roll - Directors present were Jill Bartholmey, Frank Clarke, Bette Payne, and Steve Rogers, establishing a quorum to conduct business. Andrea Cooley was not present. 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 Bette Payne, and carried.
RESOLVE: Approve the minutes of Board Meeting held May 11, 2020.

Treasurer's Report - Jill Bartholmey commented that all was normal and no out of the ordinary expenses were incurred.

President's Report - Cathy McCarthy briefed on the general ongoing maintenance of the community including resident responsibility to pick up after pets, irrigation and building maintenance repairs.

Manager's Report - Peggy Semsey - Attached
RedTree Quote to Remove Tree behind 40 Tads Trail
ON MOTION: Duly made by Jill Bartholmey, seconded by Frank Clarke, and carried.
RESOLVE: Remove the tree behind unit in the amount of \$1,250.00 including stump grinding.
Special note in report regarding residents request to replace dead bushes that are Association responsibility. Jill Bartholmey stated that Association should move forward in replacing shrubs in the fronts of the units.

Unfinished Business

Concrete Repairs - Quotes Pending along with Building Maintenance, per walk around.

Lien Foreclosure - 180 Tads Trail
ON MOTION: Duly made by Jill Bartholmey, seconded by Frank Clarke, and carried.
RESOLVE: Proceed with Foreclosing on unit 180 Tads Trail.

New Business

ARC Application - 170 Tads Trail - Replace Front and Carport Door
ON MOTION: Duly made by Frank Clarke, seconded by Bette Payne, and carried.
RESOLVE: Approve application as submitted.

Number of Directors - There was a discussion on the number of allowed Directors ranging from 3 up to 9. Frank Clarke is going to provide some background history.

Resignation: Tom Sheehy Vice President/Reorganization

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

RESOLVE: Appoint Frank Clarke as Vice President, due to the resignation of Tom Sheehy on May 11, 2020.

Questions and Comments from the Floor/Sign-up 3 Minute Maximum

The next Board Meeting will be held on Monday, July 13, 2020, at 6:30 p.m. via Zoom.

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

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

RESOLVE: Adjourn the meeting at 7:13 p.m.

Submitted by:

Accepted by:

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

Cathy McCarthy, President
ELW Cluster Homes Improvement
Association, Unit Four, Inc.