

**ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**JULY 13, 2020**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via Zoom Meeting ID 271 906 2725.

**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, Andrea Cooley, Bette Payne, and Steve Rogers, 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 Frank Clarke, seconded by Bette Payne, and carried.  
**RESOLVE:** Approve the minutes of Board Meeting held June 8, 2020.

**Treasurer's Report** – Jill Bartholmey - Attached.

**President's Report** – Cathy McCarthy - Attached

**Manager's Report** – Peggy Semsey – Attached  
Superior Fence replace posts and rails at 40 Tads Trail.  
**ON MOTION:** Duly made by Frank Clarke, seconded by Jill Bartholmey, and carried.  
**RESOLVE:** Contract with Superior Fence in the amount of \$450.00 to make the appropriate replacements at 40 Tads Trail to raise the fence so debris cannot be contained.

### **Unfinished Business**

Concrete Repairs

**ON MOTION:** Duly made by Frank Clarke, seconded by Bette Payne and carried.  
**RESOLVE:** Contract with Florida Pavement Services Inc. in the amount of \$3,440.00 to make the appropriate concrete replacements and repairs.

### **New Business**

ARC Application – 10 Colette Court – Foundation Repair

**ON MOTION:** Duly made by Frank Clarke, seconded by Steve Rogers, and carried.  
**RESOLVE:** Approve application as submitted.

Redtree Landscape Vegetation Replacements – Table

Redtree Landscape Electrical Issue Irrigation – Contact Redtree regarding the sensors not working and communicating properly.

Sidewalk Replacements – under Old Business Concrete Repairs

Pressure Cleaning Sidewalks

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

**RESOLVE:** Contract with Bay Area Pressure Cleaning, LLC in the amount of \$2,712.00.

**ELW Cluster Homes Unit Four**

**July 13, 2020**

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Solar Panels – there was a brief discussion during the presentation of the Manager’s Report whereas the only approved solar panel would be those installed by GAF so the existing roof warranty would stay in place. Any other provider would void the existing warranty.

Questions and Comments from the Floor/Sign-up 3 Minute Maximum – Helen Crowley inquired about the remaining fences to be replaced and the transition of new landscape company. Fences to be budgeted in 2021, and smooth transition with landscape company. Barbara Shagrin inquired about getting new street signs in the community. Quote will be secured for replacements.

The next Board Meeting will be held on Monday, August 10, 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 Frank Clarke, and carried.

**RESOLVE:** Adjourn the meeting at 7:23 p.m.

Submitted by:

Accepted by:

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Peggy M. Semsey, Property Manager  
Management and Associates

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Cathy McCarthy, President  
ELW Cluster Homes Unit Four

**ELW Cluster Homes Unit Four  
Manager's Report – July 13, 2020**

**Administrative**

New Ownership Report – there were no sales from June 1st to date!

Spectrum – Credit report to homeowners still pending from Eva Robinson.

Lien Foreclosure at Lot 18 is pending due to a probate matter and the personal representative is placing the property on the market. Mankin has been in touch with the attorney handling the probate and they have sent him a payoff. Everything will be collected at Closing.

Wind Mitigation Reports have been sent over to McGriff Insurance so that we get the applicable insurance credits.

**Repair and Maintenance**

Superior Fence has been contacted regarding the expected date for the irrigation pump fences and readjustment of the fence at 40 Tads Trail. Due to the delay in manufacturing, the estimated time is 6 – 8 weeks out, pending materials. The estimated repair is \$450.00 to adjust the fence at 40 Tads Trail that will need new posts, rails, etc. The fence is lying too close to the ground and debris get contained within the fence structures.

Arry's Roofing has confirmed that the only approved solar panels that would keep the warranty on the roof are GAF installed panels. The most cost effective is to have them installed when the roof is being installed. It is more costly to have them installed when roof project is completed.

Bay Area Pressure Cleaning has quoted \$2,712.00 to clean community sidewalks. The sidewalk cleaning is scheduled for July 20<sup>th</sup> and 21<sup>st</sup>.

Florida Pavement Services has quoted \$3,440.00 to replace/repair sidewalks and walkways as noted in proposal. I am waiting for the commencement date of the concrete work. Resident at 140 Colette called and requested that her walkway be replaced as it was cracked during roof replacement. That was not included in the quote.

Respectfully submitted,

Peggy M. Semsey  
Property Manager,  
Management and Associates

PRESIDENTS REPORT  
FOR ELW CLUSTER IV HOA BOARD  
MEETING 7/13/2020

Rusted out well tank behind 150 Colette Ct & 20 Evelyn was replaced last week.

Pressure washing contract has been approved and work will begin on that as soon as Peggy gets the concrete repair contractor and the pressure washing contractor coordinated with each other. The concrete repairs contract was also approved. I let the community know about these two upcoming projects and Peggy will be contacting residents once we have firm dates to report.

After doing a very lengthy walk around with Peggy and Pete from Redtree, we have come up with a comprehensive to do list. This list includes some basic plantings, sod and tree removals or limb removal. We already removed one tree behind 40 Tads Trail.

Cathy McCarthy

ELW Cluster IV Board President