

ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 12, 2020

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via Zoom Meeting ID 816 6592 8497.

Call to Order - The meeting was called to order at 6:35 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 Frank Clark, and carried.

RESOLVE: Waive the reading and approve the minutes of Board Meeting held September 14, 2020, as submitted.

Treasurer's Report - Jill Bartholmey - Attached.

President's Report - Cathy McCarthy - Attached.

Manager's Report - Peggy Semsey - Attached

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

RESOLVE: Approve FPAT proposal to provide an insurance appraisal of the buildings in the amount of \$1,355.00.

Upon receipt of appraisal, confirm the deductibles for each building with the insurance company so the Association is reserved accordingly.

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

RESOLVE: Approve estimates from John Duro as follows: 90 Colette/230 Tads Trail - remove vinyl in carport, replace rotted plywood and seal to avoid bat intrusion - \$2,370.00 per unit, 10 Poole - west gable repair hardi-board and fascia include paint - \$780.00, and 75 Pool - repair hardi-board, fascia and paint - \$370.00.

Unfinished Business

Concrete Curbing - property manager will follow up with various vendors regarding the best solution to alleviate water run-off from the lawns onto the sidewalks.

New Business

ARC Application - 90 Colette - This decision was tabled due to processing transition. Request will be made to Administrator of the ARC applications to expedite the distribution of the application to the Board of Directors for review.

Questions and Comments from the Floor - resident Joanne Valentin was inquiring about various modifications that she would like to do.

ELW Cluster Homes Unit Four
October 12, 2020
Page 2

The next Board Meeting will be the Budget Meeting to be held on Monday, November 9, 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 7:33 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