

**ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.**  
**BOARD OF DIRECTORS BUDGET MEETING**  
**November 9, 2020**

The Budget 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, on Monday, November 9, 2020.

**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 Frank Clarke, Andrea Cooley, Bette Payne, and Steve Rogers, establishing a quorum to conduct business. Jill Bartholmey 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 Frank Clarke, seconded by Andrea Cooley, and carried.

**RESOLVE:** Waive the reading and approve the minutes of Board Meeting held October 12, 2020, as submitted.

**Treasurer's Report** - There was none. Financials for month ending October 31st had not been completed.

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

**Manager's Report** - Peggy Semsey

"Becker Law Firm is recommending the Association securing a summary judgment in the Jacovides case, per Carolyn Meadows, Attorney at Law. The current legal fees due are \$923.00. I have requested a reduction. Preparing a summary judgment, setting a hearing and attending the hearing would incur approximately 1.0 in attorney time at \$265.00 per hour. The alternative would be to either file a motion to dismiss the suit, or do nothing and allow the case to be dismissed by the court after a year of inactivity. Taking either of these options, however, would not provide the final judgment in favor of the Association, nor would it prevent the Jacovides from seeking an order awarding them attorneys' fees, which could be recorded in the official records and would become a lien against real property within the county it is recorded."

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

**RESOLVE:** Attorney to prepare a Summary Judgment setting a hearing and attending the hearing.

**Mail Box Replacement**

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

**RESOLVE:** Replace 9 mailboxes at 60, 70, 80 Colette, 120 Evelyn, and 75, 105, 115, 180, and 190 Poole Place.

**Unfinished Business**

**Concrete Curbing** - due to the costly options to alleviate the run-off of water onto the sidewalks causing iron staining, property manager to get quote on well treatments.

**New Business**

**ARC Applications**

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

**RESOLVE:** Approve applications as submitted with clarifications requested at 150 Tads Trail for ramp, and 30 Poole Place for pavers.

**2021 Budget Approval**

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

**RESOLVE:** Approve the 2021 Budget as submitted in the amount of \$410.00 per unit, per month.

**Annual Meeting Date and Venue 2021 -**

there was a discussion and confirmation to hold the Annual Member Meeting at the same venue as last year at the Lutheran Church on January 16, 2021, from 10:30 a.m. - 1:30 pm. for a fee of \$200.00 with a maximum of 80 people.

**2021 Number of Directors**

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

**RESOLVE:** The slate of Directors will be reduced to 5 members.

**Mailbox Numbers - Table**

**Tree Removals / Palms**

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

**RESOLVE:** Approve Tree Removals in the amount of \$4,075.00.

**Palm Tree Trimming**

**ON MOTION:** Duly made by Bette Payne, seconded by Andrea Cooley, and carried.

**RESOLVE:** Approve Palm Tree Trimming in the amount of \$4,536.00.

**Letter of Engagement / Authorization Electronic Signature**

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

**RESOLVE:** 2020 Tax Return to be prepared by Davidson, Jamieson, and Christini.

**Questions and Comments from the Floor -** there were none.

The next Board Meeting will be held Monday, December 14, 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 Frank Clarke, seconded by Cathy McCarthy, and carried.

**RESOLVE:** Adjourn the meeting at 7:27 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