

**ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**December 14,**  
**Reconvened December 21, 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, on Monday, December 14, 2020, and was reconvened on Monday, December 21, 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 Jill Bartholmey, Frank Clarke, Andrea Cooley, Bette Payne, and Steve Rogers. 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 Clarke, and carried.

**RESOLVE:** Waive the reading and approve the minutes of Board Meeting held November 9, 2020, as submitted.

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

    α. Reserve Vote for Annual Meeting

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

**RESOLVE:** Pool all the existing Reserve Funds and put on the Proxy for the required Member Vote at the 2021 Annual Meeting.

(Due to technical difficulties, the Zoom Meeting had been disconnected and resumed on Monday, December 21, 2020, via Zoom Meeting ID 832 9508 0655.)

The meeting was called to order at 6:32 p.m. by President, Cathy McCarthy.

Cathy McCarthy, made Motion to rescind prior motion regarding Pooling Reserves for Member Vote.

The motion was seconded by Jill Bartholmey, and carried.

**RESOLVE:** Member Vote to move \$935.00 from Carport into Deferred Maintenance, \$100,000.00 from Painting Reserves into Roofing Reserves, and \$100,000.00 from Paving Reserves into Roof Reserves.

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

**Manager's Report** - Peggy Semsey - Attached

**Unfinished Business**

**Mailbox Numbers**

**ON MOTION:** Duly made by Jill Bartholmey, seconded by Andrea Cooley, and carried.

**RESOLVE:** Order mailbox numbers from Nation Traffic Signs in the amount of \$460.15, and then make arrangements for the numbers to be installed by Affordable Work Orders.

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**New Business**

**ARC Applications**

**ON MOTION:** Duly made by Cathy McCarthy, seconded by Andrea Cooley, and carried.  
**RESOLVE:** Approve applications as submitted.

**Insurance Renewal**

**ON MOTION:** Duly Made by Steve Rogers, seconded by Frank Clarke, and carried.  
**RESOLVE:** Approve the Insurance Renewal, Option #1 - As Expiring in the amount of \$87,982.15 which represents a 2% Calendar Year Hurricane Deductible and 3% Sinkhole.

**Woodwork** - John Duro - Table Ratification Carport Repairs Estimate #1176 and #1162.

Steve Inspections Roof Inspection Report Update - it was determined that additional nails will need to be installed to upgrade the roof install clarification to get additional discount on homeowner's insurance for individual owners. Arry's Roofing to quote.

**Website Renewal**

**ON MOTION:** Duly made by Jill Bartholmey, seconded by Frank Clarke, and carried.  
**RESOLVE:** Frank Clarke to renew the website and domain for a 3 year term.

**Questions and Comments from the Floor** - Helen Crowley questioned the operation of the sprinkler heads at 60 Colette and Cathy confirmed that the heads are checked. Helen confirmed that the woodwork on the carports were repaired as noted on the estimate #1176 and #1162.

The next Board Meeting will be held Monday, January 11, 2021, 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 Jill Bartholmey, and carried.  
**RESOLVE:** Adjourn the meeting at 7:39 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