

ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 16, 2021

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held immediately following the Annual Member Meeting and Organizational Meeting in the Fellowship Hall at the Lutheran Church of the Resurrection, Windmill Pointe Road, Palm Harbor FL.

Call to Order - The meeting was called to order at 11:02 a.m. by President, Cathy McCarthy.

Calling of the Roll - Directors present were Jill Bartholmey, Frank Clarke, 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 Cathy McCarthy, seconded by Jill Bartholmey, and carried.

RESOLVE: Waive the reading and approve the minutes of Board Meeting held December 21, 2020, as submitted.

Treasurer's Report - Jill Bartholmey - Reported at earlier Annual Member Meeting.

President's Report - Cathy McCarthy - There was none.

Manager's Report - Peggy Semsey - Attached

Unfinished Business - There was none.

New Business

ARC Applications - per attached

ON MOTION: Duly made by Jill Bartholmey, seconded by Cathy McCarthy, and carried.

RESOLVE: Approve applications as submitted.

Well Water Treatment - Table

Fences Replacement Final Phase - Table

Lien Foreclosure 610 S. Woodlands

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

RESOLVE: Ratification to proceed with Lien Foreclosure.

Ratification Electric Meter Box 100 Colette Court

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

RESOLVE: Approve the replacement of the electric meter box in the amount of \$3,960.00.

New Business continued

Mail Box Replacement

ON MOTION: Duly made by Cathy McCarthy, seconded by Jill Bartholmey, and carried.

RESOLVE: Approve mailbox replacement estimated at \$1,550.00 including S. Woodlands mailboxes.

Mulch

ON MOTION: Duly made by Jill Bartholmey, seconded by Cathy McCarthy, and carried.

RESOLVE: Contract with American Mulch in the amount of \$6,650.00 to install mulch.

J. Duro Bids

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

RESOLVE: approve/ratify quote in the amount of \$540.00 to remove vinyl and install new hardi-board at 15 Tads Trail where it had become loose.

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

RESOLVE: Approve estimate to replacement rotted wood with hardi-board at 80 Evelyn in the back of the unit where rotted, in the amount of \$1,280.00.

Questions and Comments from the Floor - Frank Clarke recommended to demonstrate website on Zoom. Brenda Sheehy suggested carport numbers to be addressed. Affordable Work Orders and John Duro to be contacted.

The next Board Meeting will be held Monday, February 8, 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 Bette Payne, and carried.

RESOLVE: Adjourn the meeting at 11:45 a.m.

Submitted by:

Accepted by:

Peggy M. Semsey, Property Manager
Management and Associates

Cathy McCarthy, President
ELW Cluster Homes Unit Four