

ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 8, 2021

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM on Feb. 8, 2021 at 6:30pm.

- **Call to Order** – The meeting was called to order at 6:31pm by President Cathy McCarthy.
- **Calling of the Roll** – Directors present were Jill **Bartholmey**, Frank **Clarke**, Cathy **McCarthy**, Betty **Payne**, and Steve **Rogers**. Peggy Semsey, Property Manager, was also present.
- **Reading and Disposal of Unapproved Minutes** - **MOVED(Bartholmey/McCarthy)** To approve the minutes as distributed to the board. Passed unanimously.
- **Treasurer's Report** – Treasurer **Bartholmey** has not yet received the financials from M&A; no report.
- **President's Report** – President **McCarthy** reports
 - she and Peggy Semsey did a walkaround to survey the 17 fences scheduled for replacement
 - landscaping is unfinished
 - visual inspection of walkway hazard at 90 Colette; no hazard found
- **Manager's Report** – PM Peggy Semsey reports
 - no new residents
 - Arry's roofing is referring another company to do re-nailing
 - Superior Fence quotes \$16,900 for 17 new fences
 - Suncoast Well Water will treat one well (on Tads) for rust, and remove existing rust stains for \$300 M2M
 - Florida Paving has not yet corrected the issue at 140 Poole
 - Affordable Work Orders quotes \$1175.45 to install all pending mailboxes, \$900 for materials to replace carport numbers plus \$815 for labor, installing 4" numbers to replace existing.
 - American Mulch will finish mulching by end of February
 - John Duro quotes \$2370 to finish revamp of 130/140 Evelyn carport

- **Unfinished Business** – (motions during reports, if any)
 - 1) **MOVED(Bartholmey/Clarke)** to accept the bid from Superior Fence; passed unanimously. This is to be funded from the operating budget.
 - 2) **MOVED(McCarthy/Clarke)** to accept the bid from Affordable Work Orders; passed unanimously.
 - 3) **MOVED(McCarthy/Clarke)** to accept the bid from John Duro; passed unanimously.
 - 4) **MOVED(Clarke/McCarthy)** to accept the bid from Suncoast Well Water; passed unanimously.

- **New Business** –
 - There are no new ARC requests, but an old ARC request from November for 90 Colette was inadvertently dropped. Because it was not acted upon by the Board within the mandated 30 days, it is approved by default.
 - Several residents have requested bush replacements. The PM will follow on this issue.

- **Residents' Comments:**
 - Jill Bartholmey notes possible over-watering at 100 Tads. Sprinklers or a water softener? Advised to open a service ticket in Caliber.

- **Adjournment** - There being no further business to come before the Board it was **MOVED(Clarke/McCarthy)** To adjourn. Passed unanimously. The next meeting will be on Monday, March 8, 2021.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four