

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
April 12, 2021**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM April 12, 2021 6:30 p.m.

- **Call to Order** – The meeting was called to order at 6:32 p.m. by President Cathy McCarthy.
- **Calling of the Roll** – Directors present were Jill Bartholmey, Frank Clarke, Cathy McCarthy, Betty Payne, and Steve Rogers.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(McCarthy/Clarke)** to approve the minutes of the March 8, 2021 board meeting as presented. Passed unanimously.
- **Treasurer’s Report** – Jill Bartholmey reports that A/R is down \$1400. Otherwise, all is well.
- **President’s Report** – Cathy McCarthy reported on
 - new residents at 285 Tads, 90 Colette, and 60 Poole;
 - rust removal on Tads Trail walkways is progressing;
 - work orders have been initiated for weed removal from mulched areas and removal of a dead palm at 40 Colette;
 - repair request initiated for a roof vent at 180 Tads
- **Manager’s Report** – Peggy Semsey reports:
 - 160 Tads is under contract and will close May 19;
 - Owner’s answer to our lien foreclosure is due April 23. If no response, a motion for summary judgement will follow;
 - a competitive quote is being sought for the upgrade of back-level roofs;
 - RedTree Landscape delivered quotes for work on 20 Poole, 45 Tads, and 190 Tads;
 - John Duro proposed a repair at 20 Poole;
 - Superior Fence expects to install replacement fences by mid-May;
 - Suncoast Rust Control has begun service; progress reports have been requested;
 - ELWCA has issued a RFP for sidewalk replace/repair; we may be able to piggy-back on this and get discounted rates;
 - repair at 140 Poole is complete per Florida Paving;
 - AWO has quoted \$325 to repair/replace carport numbers; materials are quoted at \$1500+

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- **Unfinished Business** – (and motions during reports, if any)

- 1) RedTree work proposals for 20 Poole (\$280), 45 Tads (\$1,120), and 190 Tads (\$650) were presented by the PM.

MOVED(Clarke/Bartholmey) to approve three work proposals; passed unanimously

- 2) John Duro work proposals: **MOVED(McCarthy/Payne)** to approve; passed unanimously

- **New Business** –

- 1) ARC proposals for 110 Poole, 15 Tads, 240 Tads, and 30 Poole were considered. The ARC for 15 Tads was rejected.

MOVED(McCarthy/Bartholmey) to approve three ARC proposals; passed unanimously

- 2) Carport numbering: PM is continuing work to reduce the cost

- 3) Verzyl business proposal: Kenneth Verzyl offered to be the back-up webmaster and to be on-call for emergencies for a retainer of \$40/annum and to perform necessary upgrades at \$100/hr.

MOVED(McCarthy/Clarke) to approve; passed unanimously

- 4) Drainage: tabled

- 5) Mailbox numbering:

MOVED(Clarke/McCarthy) to ratify completion.

- **Questions and comments from the floor**

- Emilio Riera addressed lawns and plantings
- Helen Crowley addressed hedges being trimmed incorrectly

- **Adjournment** – There being no further business to come before the Board it was, **MOVED(Bartholmey/Payne)** To adjourn at 7:42. Passed unanimously. The next meeting will be on May 10 via ZOOM.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four