

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
November 8, 2021**

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

- **Call to Order** – The meeting was called to order at **6:31 p.m.** by Cathy McCarthy.
- **Calling of the Roll** – Directors present were Jill Bartholmey, Frank Clarke, Cathy McCarthy, Betty Payne, and Steve Rogers. Also present was Peggy Semsey, Property Manager and one resident.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(McCarthy/Bartholmey)** to approve the minutes of October 11, 2021 as submitted. Passed unanimous.
- **Treasurer’s Report** – Bartholmey: No report; too early for October financials.
- **President’s Report** – McCarthy:
 - ELW now uses Marksman Security as of 11/4; 813-382-9997
 - Annual meeting will be January 15 at 10:30 a.m. at Lutheran Church of the Resurrection, Palm Harbor
 - Two issues: election of officers and the revision to the sign covenant (2.09)
- **Manager’s Report** – Semsey:
 - There are no liens current
 - 610 S. Woodlands has been sold to Michael Facciponte
 - Annual meeting at Lutheran Church of the Resurrection, Palm Harbor; \$135
 - Resolution of the Jacovides issue is scheduled for 11/30 @ 9:30 a.m.
 - M&A believes their accounting practices are proper for an HOA. The board will meet with M&A later to iron out any issues.
 - RedTree has quoted \$8,000 for re-sodding
 - Superior Fence has quoted \$24,000 to replace the last 21 fences.
 - John Duro invoiced \$1,600 for fascia and underlayment replacement at 45 Tads
 - Storage door numbering – pending
 - Dechelbor Enterprises quoted \$1,900 for step replacement at 10-20 Colette and 120 Tads
 - Advanced Drainage & Hydro is scheduled to address the Tads Trail flooding issue by week-end.

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- **Unfinished Business** – (and motions during reports, if any)
 - 1) **Moved(Clarke/Rogers)** to approve RedTree re-sodding. Passed unanimous.
 - 2) **Moved(McCarthy/Clarke)** to have RedTree trim the tree at 90 Tads. Passed unanimous.
 - 3) **Moved(Clarke/McCarthy)** to approve Superior Fence replacement at \$24,000. Passed unanimous.
 - 4) **Moved(Clarke/McCarthy)** to approve step replacement (Dechelbor Enterprises) \$1,900. Passed unanimous.

- **New Business** –
 - 1) ARC applications
 1. **Moved(Bartholmey/Payne)** to ratify completed work at 30 Colette (landscape), 40 Tads (gutters), and 285 Tads (railing and enclosed lanai). Passed unanimous.
 2. **Moved(McCarthy/Bartholmey)** to ratify John Duro invoice \$1,600. Passed unanimous.
 3. **Moved(McCarthy/Rogers)** to set the monthly maintenance for 2022 at \$415. Passed unanimous.
 4. **Moved(Bartholmey/McCarthy)** to approve the Letter of Engagement for preparation of 2021 taxes. Passed unanimous.
 5. Accruals – to be discussed at a meeting with M&A

- **Questions and comments from the floor**
 - Only Thomas Walwark (190 Poole) was present and he had no questions for the board.

- **Adjournment** – There being no further business to come before the Board, **the Chair** adjourned the meeting at 7:13 p.m. The next meeting will be on December 13, 2021.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four