

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
May 13, 2024**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via Teams Meeting 296 778 359 041 Passcode YRZGnq at 6:30 p.m. on May 13, 2024.

Call to Order – The meeting was called to order at 6:30 p.m. by President, Cathy McCarthy.

Calling of the Roll – Directors present were Jill Bartholmey, and Andrea Cooley. Helen Crowley, and Steve Rogers were not present. Also present was Peggy Semsey, Association Manager, who acted as Recording Secretary.

Residents present were Frank Clarke, Thom Smith, and Mechy Wright.

Reading and Disposal of Unapproved Minutes – March 11, 2024 Minutes - Table Approval.

Treasurer’s Report – Jill Bartholmey - Financials not available - there was no report.

President’s Report – Cathy McCarthy stated all updates are noted in the monthly Newsletter that is distributed.

Manager’s Report - Peggy Semsey - Attached

Redtree Quoted \$80.00 to replace sod at 220 Tads Trail and \$850.00 to replace sod at 130 Tads Trail - sod was installed.

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

RESOLVE: Approve sod installations as noted.

Old Business

Electric Meter Box Replacements - Permits received, scheduling pending.

Update 10 Tads Trail Carport - Pending.

New Business

ARC Applications

220 Tads Trail Brick Patio

ON MOTION: Duly made by Cathy McCarthy, seconded by Andrea Cooley, and carried.

RESOLVE: Approve application as submitted.

New Business continued

20 Colette Court - Pavers/Windows

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

RESOLVE: Approve applications as submitted.

230 Tads Trail - Windows

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

RESOLVE: Approve application as submitted.

Irrigation Wells - Replacements - Colette and Tads Trail - Citrus Park Well Drilling Estimates 1839 & 1840

ON MOTION: Duly made by Cathy McCarthy, seconded by Andrea Cooley, and carried.

RESOLVE: Approve Colette irrigation well at \$7,660.00 and Tads Trail including the Bladder Tank for \$9,080.00 + \$40.00 for added galvanized pipe and hose bib.

Ratification Citrus Park Est. 1835 - \$1,000.00

ON MOTION: Duly made by Cathy McCarthy, seconded by Andrea Cooley, and carried.

RESOLVE: Approve quote as submitted.

Duro Est. 1592 - 140 Poole Repairs / Est. 1597 - 10-30 Colette Carport Vinyl

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

RESOLVE: Approve quotes as submitted #1592-\$4,200.00/#1597-\$3,400.00

FL Pavement - Est. Miami Curb/Grate - Table

Next Board Meeting - Summer Hiatus - Jill Bartholmey made motion to forgo June and July. Cathy McCarthy amended to add the month of August. Jill seconded. Motion passed.

Adjournment – There being no further business to come before the Board, the meeting was adjourned at 7:06 p.m. The next meeting will be on September 9, 2024, via Microsoft Teams.

Questions/Comments from Floor included checking Pond #19-Mechy Wright/Bat Boxes-Frank Clark.

Submitted by:

Peggy M. Semsey, Association Manager
Management and Associates, Inc.

Approved by:

Cathy McCarthy, President
ELW Cluster Homes Unit Four