

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
Sept. 8, 2025**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via MTeams, **Sept. 8, 2025 at 6:30pm.**

- **Call to Order** — The meeting was called to order at **6:31** by **Cathy McCarthy**.

- **Calling of the Roll** — Directors present were **Jill Bartholmey**, **Frank Clarke**, **Cathy McCarthy**, **Brianne Moss**, and **Steve Rogers**. Also present was Property Manager **Peggy Semsey**, and six (6) residents: **Helen Crowley**, **George Ordway**, **Sophia Sculerati**, **Thom Smith**, **Emilio Riera**, and **Dana Conroy**.

- **Reading and Disposal of Unapproved Minutes** — **MOVED(Bartholmey/McCarthy)** to correct and approve the minutes of May 12, 2025. Passed unanimously.

- **Treasurer's Report** — **Bartholmey**: Jill was unable to provide a report due to technical issues.

- **President's Report** — **McCarthy**: — Cathy outlined the several accomplishments by the association during the Summer recess:
 - June — met with **ARDEA** and **Lake Doctors** regarding the state of the ponds in Cluster 4. **ARDEA's** position is that they will do only what the law requires them to do.
 - July — handled some parking issues, fixed the Colette drainage issue, and replaced several sections of sidewalk.
 - August/September — dealt with trash can storage problems, and investigated recent fish kills.

- **Manager's Report** — **Semsey**: — See attached Manager's report. (Also at <https://elwcluster4.org/20250908%20Manager.pdf>)

- **Unfinished Business** — (and motions during reports, if any)
 - 1) AMI clear drains @ 60 Tads/70 Colette, \$5,116 — **MOVED(Clarke/Bartholmey)** to ratify. Passed unanimously.
 - 2) A & B Aquatics monthly service 10 Tads/60 Evelyn, \$275/mo — **MOVED(McCarthy/Rogers)** to ratify. Passed unanimously.
 - 3) Sidewalk repairs: AMI \$6,800 — **MOVED(McCarthy/Bartholmey)** to ratify. Passed unanimously.

- **New Business** —
 - 1) **ARC Applications** — 160 Poole (tile), 80 Evelyn (door, windows), 620SW (windows), 20 Colette (windows). **MOVED(McCarthy/Clarke)** to ratify prior approvals. Passed unanimously.
 - 2) Ratification of closing CD at First Citizens (\$262,750) and reinvest. **MOVED(McCarthy/Clarke)** to ratify. Passed unanimously.
 - 3) RedTree trim @ 110 Colette, \$650. **MOVED(Clarke/McCarthy)** to ratify. Passed unanimously.
 - 4) J. Duro (various, see Mgr's Report) — **MOVED(McCarthy/Rogers)** to ratify. Passed unanimously.
 - 5) (handled as Old Business)
 - 6) Reserve Fund Interest — **MOVED(McCarthy/Clarke)** to move \$91K interest on Reserve Funds to Deferred Maintenance. Passed unanimously.

- **Questions and comments from the floor:**
 - **George Ordway** — nothing to add.
 - **Helen Crowley** — Happy that the flooding issue has been corrected, but concerned about the 'process' and how long it took. Response: some miscommunication may have caused delays.
 - **Sophia Sculerati** — "Just hanging out..."
 - **Thom Smith** — Giant beehive behind 80 Evelyn. Response: handled by the 'Bee Wrangler'
 - **Dana Conroy** — Concerned about water drainage near the mailboxes. Response: little that the association can do about water on roads that are not ours.
 - **Emilio Riera** — Many issues; will handle offline with the PM.

- **Adjournment** – There being no further business to come before the Board, the Chair adjourned the meeting at 7:30 . The next meeting will be on **October 20th**, (3rd Monday) due to prior committments.

Submitted by:



Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Accepted by:

Cathy McCarthy, President
ELW Cluster Homes Unit Four

**ELW Cluster Homes Unit Four
Manager's Report
September 8, 2025**

Administrative

There are no liens in place currently. Accounts Receivable as of 8/31/2025 is \$2,255.88.

New Ownership Report – there are none.

Board Certification Course – all Board Members have completed and submitted their 4-hour Board Certification Course, which is good for 4 years. An additional 4 hours of continued education per year is required. This can be 1 – 2-hour courses on any subject.

Insurance Valuation will be due in 2026 for the values of the buildings. The last report was done by FPAT in 2023. A questionnaire was received and will be updated to provide McGriff with information for the 2026 insurance renewal.

Repair and Maintenance

Dunedin Electric completed the work for the main disconnect at 275-285 Tads Trail in the amount of \$5,800.00.

AMI performed additional drain cleaning at 60 Tads Trail and 70 Colette. The blockage at 70 Colette was found to be a skateboard blocking the storm water drain – \$5,115.75.

AMI repaired designated sidewalks in the amount of \$6,800.00. Competitive quotes received were from Dolfan Construction-\$7,730.00, and Florida Pavement in the amount of \$19,440.00.

RedTree quoted \$650.00 to trim trees overhanging the rear lanai.

J Duro: Paint were boxes removed-\$1300, **Est. 1800** 130 Colette 2nd floor gable-\$4300 actual \$4800, **Est. 1776** 210 Tads front entry ceiling-\$480, **Est. 1775** 230 Tads vinyl to Hardi \$2300, **Est. 1765** 210 Tads 2nd floor gable-\$4700, actual \$4955, **Est. 1770** 170 Poole vinyl to Hardi-\$4300 actual \$4504.91.

Four (4) contractors have been requested to quote the removal of the island at the roundabout in front of 20 Colette, and pave. The contractors are Florida Paving, Parking Lot Services, Driveway Maintenance, and A&A Tampa FL Contractor. Quotes received: Driveway Maintenance-\$6,764.00, Florida Paving-\$3,984.00, Parking Lot Services-\$5,709.00.

A & B Aquatics has been contracted to continue monthly service on the pond behind 10 Tads Trail, and the canal behind 60 Evelyn Court in the amount of \$275.00 per month.

Respectfully submitted,

Peggy M. Semsey,
Community Association Manager