

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
November 10th, 2025**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via MSTeams, **November 10th, 2025 at 6:30pm.**

- **Call to Order** — The meeting was called to order at **6:30** by Cathy McCarthy.

- **Calling of the Roll** — Directors present were Jill Bartholmey, Frank Clarke, Cathy McCarthy, and Brianne Moss. Steve Rogers was absent. Also present was Peggy Semsey (Property Manager) and three residents.

- **Reading and Disposal of Unapproved Minutes** — **MOVED(Bartholmey/McCarthy)** to approve the minutes of October 20th, 2025. Passed unanimously.

- **Treasurer's Report** — Bartholmey: The October Financials were not yet available for review.

- **President's Report** — McCarthy: —
 - Sod installation has begun.
 - RedTree will continue lawn maintenance and irrigation. Tree work will be outsourced.
 - Sidewalk drainage on S.Woodlands is still being ignored by ELWCA. We may have to act independently.
 - The 2026 budget is ready for presentation.
 - A small CD (\$27,000) is maturing. We should roll it to a new 1 year CD @ 3.6%.
 - Both entry signs are showing wear and mold issues. They will need to be replaced.

- **Manager's Report — Semsey: —**
 - No liens or new owners
 - All board members have completed certification, but still need 4 hours of CE for 2025.
 - Marsh & McMillan quoted \$3,500 for the 2025 Audit and Tax Return.
 - David Swingle bid \$1,070 to remove the magnolia at 120 Poole.
 - New Monument signs will cost approx. \$3,500 for two (2).

- **Unfinished Business — (and motions during reports, if any)**
 - 1) **MOVED(McCarthy/Clarke)** to roll the maturing CD to a new 1 year 3.6% CD. Passed unanimously.

- **New Business —**
 - 1) **ARC Applications**
 - 1. 230 Tads - Sliding door and fixed window - **MOVED(McCarthy/Clarke)** to ratify approval. Passed unan.
 - 2) Lawn maintenance - status quo
 - 3) Rust Control - **MOVED(McCarthy/Clarke)** to terminate the contract. Passed unanimously.
 - 4) David Swingle Est #1427 - Remove magnolia at 120 Poole - **MOVED(McCarthy/Clarke)** to ratify approval. Passed unanimously.
 - 5) Monument/Signs - action deferred.
 - 6) Letter of Engagement - Marsh & McMillan - **MOVED(McCarthy/Clarke)** to accept. Passed unanimously.
 - 7) 2026 Budget Review and Approval - **MOVED(McCarthy/Bartholmey)** to accept. Passed unanimously.

- **Questions and comments from the floor**
 - **Emilio Riera (140E)** - Got a new lawn! Would have appreciated some advance notice (McCarthy - so would we.)
 - **Jill Sculerati (130E)** - Thanks for keeping the maintenance increase to just 3%.
 - **Ed Croak (30C)** - Good job!

- **Adjournment** – There being no further business to come before the Board, the Chair adjourned the meeting at 7:06pm. The next meeting will be on December 8, 2025 at 6:30pm .

Submitted by:



Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Accepted by:

Cathy McCarthy, President
ELW Cluster Homes Unit Four