

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

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

- **Call to Order** — The meeting was called to order at **6:30pm** by Cathy McCarthy.
- **Calling of the Roll** — Directors present were Frank **Clarke**, Cathy **McCarthy**, Brianne **Moss**, and Steve **Rogers**. Also present was Peggy **Semsey**, Property Manager. Jill **Bartholmey** was late but joined in time for the Treasurer's report. Also present were three residents.
- **Reading and Disposal of Unapproved Minutes** — **MOVED(McCarthy/Rogers)** to approve the minutes of November 10th as corrected. Passed unanimously.
- **McGriff/Marsh McLennan Insurance presentation** — Kim Carrington and Austin Jones were present to answer any board questions regarding insurance premiums and coverages.
- **Treasurer's Report** — **Bartholmey**: It is too early for November financials. No report.
- **President's Report** — **McCarthy**:
 - Asked Peggy to get quotes on replacing existing mailboxes with ones similar to the Patio Homes along S.Woodlands.
 - Entrance signs proposed may be sub-par. Asked Peggy to get a quote from the contractor who did the signs for Cluster V.
 - Reminded all residents that bird feeders provide an attractive nuisance for rats.
 - See complete report at <https://elwcluster4.org/20251208%20President.pdf>.

- **Manager's Report — Semsey:**
 - No current liens
 - 610 S.Woodlands was purchased by R. Foxenberger and J. Stevenson.
 - Some board members still have to complete 4 hrs of CE.
 - Recapped quotes received from contractors. See complete report at <https://elwcluster4.org/20251208%20Manager.pdf>.
- **Unfinished Business — (and motions during reports, if any)**
 - 1) Lawn Maintenance Contract — **MOVED(McCarthy/Bartholmey)** to renew with RedTree for 3 yrs. Passed unanimously.
 - 2) Monuments/Signs — deferred to January.
- **New Business —**
 - 1) **ARC Applications**
 1. 10 Colette handrail and 190 Tads ramp.
MOVED(McCarthy/Bartholmey) to approve. Passed unanimously.
 - 2) **Insurance Renewal — MOVED(McCarthy/Clarke)** to renew with option #1, 116K. Passed unanimously.
 - 3) **Add Cyber Coverage — MOVED(McCarthy/Rogers)** to Add Cyber coverage to insurance, \$876. Passed, Bartholmey, Clarke opposed.
 - 4) **Palm tree trimming — MOVED(McCarthy/Rogers)** to accept RedTree bid and proceed. Passed unanimously.
 - 5) **Duro est.#1908 and est.#1912 — MOVED(McCarthy/Clarke)** to accept bids and proceed. Passed unanimously.
 - 6) **Sidewalk estimates — MOVED(McCarthy/Rogers)** to accept DolFan bid and proceed. Passed unanimously.
- **Questions and comments from the floor**
 - **Dana Conroy 600SW** — Questioned vinyl removal/replacement.
 - **Mary Cahill 80C** — What about the STOP signs?
 - **Emilio Riera 140E** — Just chillin'

ELW Cluster Homes Unit Four
December 8th, 2025
Page 3

- **Adjournment** – There being no further business to come before the Board, the Chair adjourned the meeting at 7:40pm. The next meeting will be on **January 12th at 6:30pm.**

Submitted by:

A handwritten signature in cursive script, appearing to read "F Clarke".

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Accepted by:

Cathy McCarthy, President
ELW Cluster Homes Unit Four