

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION  
UNIT FOUR, INC.  
BOARD OF DIRECTORS MEETING  
January 31, 2026**

A Meeting of the Board of Directors of the East Lake Woodlands Cluster Homes Improvement Association, Unit Four, Inc. was held on Saturday, January 31, 2026, at the offices of Management & Associates, 720 Brooker Creek Blvd, Oldsmar FL.

- **Call to Order** – The meeting was called to order at 11:10am by Cathy McCarthy, President.
  
- **Calling of the Roll** – Directors present were Jill **Bartholmey**, Frank **Clarke**, Chase **Cooley**, Cathy **McCarthy**, and Steve **Rogers**. Jeanne **Feld** was absent due to a scheduling conflict. Also present was Peggy **Semsey**, Property Manager and 5 residents.
  
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/Cooley)** to approve the minutes of December 8, 2025 as submitted. Passed unanimously.
  
- **Treasurer’s Report** – **Bartholmey**:
  - This was a pretty good year: although TECO and Trash expenditures were up, Insurance was down significantly. We should move some budgeted/unused Insurance funds into Deferred Maintenance which has been somewhat worn down.
  
- **President’s Report** – **McCarthy**: – (See Reports section on the website)
  
- **Manager’s Report** – **Semsey**: – (See Reports section on the website)
  
- **Unfinished Business** – (and motions during reports, if any)
  1. Monument Signs – **MOVED(McCarthy/Rogers)** to ratify the purchase of new signs at the entrances. Passed unanimously.
  2. Sidewalk Estimates/Update – Still pending

**ELW Cluster Homes Unit Four**

**DATE**

**Page 2**

- **New Business –**
  - 1) **ARC Applications**
    1. 215 Tads Tr/Windows - **MOVED(McCarthy/Rogers)** to approve the application. Passed unanimously.
    - 2) Becker Retainer - **MOVED(Clarke/McCarthy)** to ratify. Passed unanimously.
    - 3) RedTree Proposals - 240-250 Tads/Palm remove and sod; 260-270 Tads remove tree and sod; 70 Colette/remove tree and sod; 100 Colette/remove dead plants and install arbutus - **MOVED(Clarke/McCarthy)** to ratify. Passed unanimously.
    - 4) Mailbox replacement - discussion; no decision
    - 5) Planning Calendar - **Clarke** and **Bartholmey** assigned; to be ready by March meeting
  
- **Questions and comments from the floor**
  - Vince Becklund (160P) - asked about funding in OPS budget and Deferred Maint.; who is responsible for landscape maintenance?
  
- **Adjournment –** There being no further business to come before the Board, the Chair adjourned the meeting at 11:53am . The next meeting will be on March 9th .

Submitted by:



Frank Clarke, Acting Sec'y  
ELW Cluster Homes Unit Four

Accepted by:

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Cathy McCarthy, President  
ELW Cluster Homes Unit Four