

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS' MEETING
March 9, 2026**

A Meeting of the Board of Directors of the East Lake Woodlands Cluster Homes Improvement Association, Unit Four, Inc. was held on Monday, March 9, 2026, via TEAMS Meeting ID: 296 778 359 041 Passcode: YRZGnq.

Due to the Reconvened Annual 2026 Meeting not being noticed, it was reconvened a second time to April 13, 2026, at 6:30 p.m.

Call to Order – The meeting was called to order at 6:37 p.m. by Cathy McCarthy, President.

Calling of the Roll – Directors present were Jill Bartholmey, Frank Clarke, Jeanne Feld, Cathy McCarthy, and Steve Rogers. Chase Cooley has resigned from the Board. Peggy Semsey, Association Manager, was present, and acted as Recording Secretary.

Reading and Disposal of Unapproved Minutes January 31, 2026, Board Meeting and Organizational Meeting

ON MOTION: Duly made by Cathy McCarthy, seconded by Steve Rogers, and carried, four in favor, one not in favor, that being Frank Clarke.

RESOLVE: Waive the reading and approve the minutes as presented.

Treasurer's Report – Jill Bartholmey - there was no report as the February financials were not ready.

President's Report – Cathy McCarthy reviewed the drainage issues in the community. Noted ELWCA Meeting is on 3/17/2026 and mentioned to support Jill Sculer who is on the ballot.

Manager's Report – Attached.

Unfinished Business

Sidewalk Estimates / Update - Manager to walk with Cathy McCarthy and mark sidewalks.

Mailbox Replacement - Table

Unfinished Business continued

Planning Calendar - Frank Clarke recommended that a “tasking calendar” be implemented including current contract renewals, such as insurance, cable, lawn, trash, termite. Cathy McCarthy appointed Frank Clarke to orchestrate.

New Business

ARC Applications - there was none.

Website - there was a discussion regarding hiring Ken Verzyl monthly or putting on retainer. A motion was made but not seconded. Table for further discussion.

Painting Project - Table project for one (1) year - put on next Agenda.
Note: Advise when the warranty was up on the current paint.

Questions and comments from the Floor - Jeanne Feld questioned #'s not being on some of the carports; Mechy asked when the sidewalks would be addressed; Emilio had irrigation concerns and asked about the sidewalks.

Adjournment – There being no further business to come before the Board, the meeting was adjourned at 7:20 p.m. The next meeting will be on April 13, 2026.

Submitted by:

Accepted by:

Peggy M. Semsey
Association Manager

Cathy McCarthy, President
ELW Cluster Homes Unit Four