

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION  
UNIT FOUR, INC.  
BOARD OF DIRECTORS' MEETING  
April 13, 2026**

A Meeting of the Board of Directors of the East Lake Woodlands Cluster Homes Improvement Association, Unit Four, Inc. was held on Monday, April 13, 2026, via TEAMS Meeting ID: 296 778 359 041 Passcode: YRZGnq.

**Call to Order** – The meeting was called to order at 6:32 p.m. by Cathy McCarthy, President.

**Calling of the Roll** – Directors present were Jill Bartholmey, Frank Clarke, Jeanne Feld, and Steve Rogers. Peggy Semsey, Association Manager, was present, and acted as Recording Secretary.

**Reading and Disposal of Unapproved Minutes March 9, 2026**

**ON MOTION:** Duly made by Jill Bartholmey, seconded by Cathy McCarthy, and carried.

**RESOLVE:** Waive the reading and approve the minutes as presented, with the changed by Frank Clarke stating that he did not approve prior minutes.

**Treasurer's Report** – Jill Bartholmey - Jill reviewed the balance sheet noting reserves, accounts receivable, and reserve interest.

**President's Report** – Cathy McCarthy noted that community updates are noted in the April Newsletter. Sidewalks are being replaced, and new monument signs have been installed.

**Manager's Report** – Attached.

Redtree quoted \$1,800.00 remove tree intruding on lamppost - 100 Poole Place  
Trim Magnolia in front of 10 Tads Trail - \$550.00.

**ON MOTION:** Duly made by Frank Clarke, seconded by Jill Bartholmey, and carried.

**RESOLVE:** Approve removal at 100 Poole and trimming at 10 Tads Trail.

**Unfinished Business**

Sidewalk Estimates / Update - see Managers Report - Pending

Mailbox Replacement - John Duro to purchase upgraded box for Board comparison.

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### Unfinished Business continued

Website / Retainer

**ON MOTION:** Duly made by Cathy McCarthy, seconded by Jeanne Feld, and carried.

**RESOLVE:** Approve monthly retainer at \$40.00 per month.

Paint Project - there was a discussion regarding paint project. Warranty is to be made clear in contract. Entry doors need to be sanded better, and any identifying plates must not be painted over.

### New Business

ARC Applications - 100 Colette Court - Handrail

**ON MOTION:** Duly made by Cathy McCarthy, seconded by Frank Clark, and carried.

**RESOLVE:** Approve application as submitted.

Mill/Pave & Sealcoat Quotes-Note last Milling / Removal of Colette Island / Tads - Table discussion until January 2027.

Stucco vs. T-III Replacement - there was a discussion regarding removing T-111 and replacing with Stucco.

**ON MOTION:** Duly made by Cathy McCarthy, seconded by Frank Clark, and carried.

**RESOLVE:** Back of units and front entry to be replaced with stucco.

Carport Posts - Table

Ratification of 40 Poole Place Branch and Tree Removal - \$3,450.00.

**ON MOTION:** Duly made by Frank Clarke, seconded by Cathy McCarthy, and carried.

**RESOLVE:** Approve removal.

J. Duro Est. 1953 - 110 / 100 Tads Trail Entry Ways

**ON MOTION:** Duly made by Cathy McCarthy, seconded by Frank Clarke, and carried.

**RESOLVE:** Approve quote in the amount of \$5,400.00 to replace entry ways.

**Questions and comments from the Floor** - comments from the floor included, but was not limited to rodents, sod, sidewalk repairs, carport doors, gutters, and drainage at 50 Tads Trail.

**Adjournment** – There being no further business to come before the Board. It was,

**ON MOTION:** Duly made by Cathy McCarthy, seconded, and carried.

**RESOLVE:** Adjourn the meeting at 7:33 p.m. The next meeting will be on May 11, 2026.

Submitted by:

Accepted by:

Peggy M. Semsey  
Association Manager

Cathy McCarthy, President  
ELW Cluster Homes Unit Four