

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS' MEETING
May 11, 2026**

A Meeting of the Board of Directors of the East Lake Woodlands Cluster Homes Improvement Association, Unit Four, Inc. was held on Monday, May 11, 2026, via TEAMS Meeting ID: 296 778 359 041 Passcode: YRZGnq.

Call to Order — The meeting was called to order at 6:30 p.m. by Cathy McCarthy, President.

Calling of the Roll — Directors present were Jill Bartholmey, Frank Clarke, and Jeanne Feld. Steve Rogers was not present. Peggy Semsey, Association Manager, was present, and acted as Recording Secretary.

Reading and Disposal of Unapproved Minutes April 13, 2026

ON MOTION: Duly made by Cathy McCarthy, seconded by Jill Bartholmey, and carried, 3 in favor, 1 not in favor that being Frank Clarke.

RESOLVE: Waive the reading and approve the minutes as presented, with the correction of inaccurate spelling of Frank Clarke's name on Page 2.

Treasurer's Report — Jill Bartholmey - there was no written report, but Jill reviewed the CD investments. There was a discussion on moving Interest into Deferred Maintenance.

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

RESOLVE: Move \$25,000.00 from Reserve Interest, into Reserve Deferred Maintenance.

President's Report — Cathy McCarthy noted that community updates are noted in the May Newsletter. Sidewalks are completed, and drainage paths were noted to alleviate the ponding on the sidewalks.

Manager's Report — Attached.

AMI quoted \$3,654.00 for exploration work on erosion as 50 Tads Trail / G.A. Nichols quoted \$6,975.00.

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

RESOLVE: Approve AMI to perform exploratory evaluation with camera.

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OLD BUSINESS

Sidewalk Estimates / Update - Table - Dolfan and Florida Pavement provide revised quotes less the sidewalks that were replaced during the ELWCA project.

Mailbox Replacement - pending. To be done on an as needed basis.

Paint Project Update - Table 60 Days to evaluate finances. Rust stains on buildings to be addressed.

Carport Posts - No update - pending quotes.

Stucco \$2,400.00 vs. Hardi-Board Replacement \$1,800.00

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

RESOLVE: Replace Hardi-Board in lieu of Stucco.

NEW BUSINESS

ARC Applications - there were none.

Number of Board Members Clarification - pending.

Ratification Estimate 1967 110/120 Tads Trail Carport - \$3,400

Ratification Estimate 1965 110 Evelyn Entry install Stucco vs. Hardi-Bard-\$2,400

Estimate #1966 140 Evelyn-Entry install Hardi-Board-\$1,800

Estimate 1968 150 Tads Trail Enforce Lower Gable Trim-\$120

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

RESOLVE: Approve quotes as submitted.

Summer Hiatus

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

RESOLVE: Summer Hiatus to start in June through August. Reconvene in September.

Questions and comments from the Floor - comments from the floor included but was not limited to large branches over the pond, sidewalk project commencement inquired by Emilio Riera, and Jill Barthlomey concern of mole crickets in the lawn.

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 7:21 p.m. The next meeting will be on Monday, September 14, 2026, at 6:30 p.m.

Submitted by:

Accepted by:

Peggy M. Semsey
Association Manager

Cathy McCarthy, President
ELW Cluster Homes Unit Four