

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
December 13, 2021**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM December 13, 2021 at 6:30 p.m.

- **Call to Order** — The meeting was called to order at **6:30 p.m.** by Cathy McCarthy.
- **Calling of the Roll** — Directors present were Jill Bartholmey, Frank Clarke, Cathy McCarthy, Betty Payne (from 6:35), and Steve Rogers. Also present was Peggy Semsey, Property Manager and two residents.
- **Reading and Disposal of Unapproved Minutes** —
MOVED(Bartholmey/McCarthy) to approve the minutes of November 8, 2021 as submitted. Passed unanimously.
- **Treasurer's Report** — **Bartholmey:** progress toward agreement with H. Parkhill, Comptroller, regarding M&A policy on accruals; receivables are under \$4300.
- **President's Report** — **McCarthy:**
 - Cluster 4 is an HOA, not a condo. Consequently, members own their property.
 - The association has responsibility for common areas and certain maintenance lines like painting and roofs, but is otherwise uninvolved with property issues.
 - That is: owners are primarily responsible for property issues that are not ceded to the association by our documents.
- **Manager's Report** — **Semsey:**
 - No current liens
 - No new owners
 - Annual meeting at Lutheran Church of the Resurrection, Palm Harbor, 10:30am, January 15, 2022.
 - 5 Intent-to-Serve letters received for 5 board positions; no election is needed.
 - Two proxies are to be distributed: one for Phase A (Tads Trail) and one for Phases B-C-D (all others). Quorum for the meeting is 30. Sign amendment needs 28 'yes' from Phase A, plus 47 from B-C-D.
 - A claim has been made to our insurance carrier for a possible sinkhole at 170 Poole, but no structural damage has been indicated.
 - RedTree is re-sodding this month.
 - Superior Fence — lead-time is about 6 months.
 - Storage door renumber still on hold.
 - Advanced Drainage recommends jetting 70-100 Tads Trail, \$1350
 - AAA Diversified is moving ahead on carport replacement on Tads; permits required.

- **Unfinished Business** — (and motions during reports, if any)
 - 1) **MOVED(McCarthy/Clarke)** to approve Advanced Hydro bid \$1350. Passed unanimously.
- **New Business** —
 - 1. J.Duro estimate 1285, \$9,100 **MOVED(Bartholmey/Clarke)** to approve. Passed unanimously.
 - 2) ARC applications
 - 1. 85 Poole, tile front porch. **MOVED(Clarke/McCarthy)** to approve. Passed unanimously.
 - 3) Ratify J.Duro estimate 1279, 140 Colette. **MOVED(McCarthy/Clarke)** to ratify. Passed unanimously.
 - 4) Proxy review for Annual Meeting — one additional change sent to attorney.
- **Questions and comments from the floor**
 - Emilio Riera, 140 Evelyn, needs a handyman and there is a depression in the adjacent common area. CathyM will follow.
 - Thomas Smith, 70 Evelyn, likes the way this board operates. Reports that the common area between 70-80 needs sodding.
- **Adjournment** — There being no further business to come before the Board it was, **MOVED(Bartholmey/Clarke)** To adjourn at 7:13pm. Approved unanimously. The next meeting will be the Annual Members Meeting, January 15, 2022.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four